WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 815302 DEEDWARR
03/04/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220304-0024663

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-05-2025

B-UP-22-980

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew A. MacFarlane and Heather R. MacFarlane	New owner	
(NAME)	(NAME)	
980 Youngs Lane	1843 Sorrell Circle	**070-07-0P-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Rocklin, CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **UP PARTNERSHIP, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW A. MACFARLANE AND HEATHER R. MACFARLANE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5 of Westvue, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to John C. Jones, III, a married man by Warranty deed from Norma Crow unmarried of record in Instrument No. 20190813-0080567 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 13, 2019.

Being a portion of the same property conveyed to Westvue Development, LLC, A Tennessee Limited Liability Company by Quitclaim deed from John C. Jones, III of record in Instrument No. 20190923-0096548 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 23, 2019.

Being the same property conveyed to UP Partnership, GP by Warranty deed from Westvue Development, LLC of record in Instrument No. 20210405-0044202 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20171117-0118388 and Instrument No. 20190909-0090867, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order for Right of Way with Easement of record in Book 8463, Page 447, in the Register's Office for Davidson County, Tennessee.
- Drainage and/or Public Utility Easement of record in Instrument Number 20000216-0015418, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170323-0028350, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20191101-0112865, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Water and Sewer Services of record in Instrument Number 20191011-0104555, in

the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **980 Youngs Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th DAY OF FEBRUARY, 2022.

UP Partnership, GP

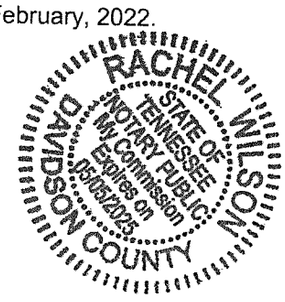
BY: _____
John H. Eldridge, III
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, signing for UP PARTNERSHIP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of UP PARTNERSHIP, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/4/22.

Date

Affiant Signature

2/4/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON