WARRANTY DEED

BOX 13
10964

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18TH~~ DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Baez	New Owner	134-13-204
(NAME)	(NAME)	
3667 Tampa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glenn Michael Shoop, Unmarried and Mark A. Shoop, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge A. Baez, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of Lot No. 318 on the Plan of Hillbrook, Section 5, as of record in Book 3700, Page 73, Register's Office for Davidson County, Tennessee, and being described according to a survey by John Kohl, dated December 19, 1975, as follows:

Said part of Lot No. 318, which is a corner lot, fronts 90.55 feet, more or less, on the southwesterly margin of Tampa Drive and fronts 117 feet more or less, on the southerly margin of Harding Place as widened and extends back 113.4 feet on the southwesterly line and 134.2 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Glenn Michael Shoop and Mark A. Shoop, by Executor's QuitClaim Deed dated May 16, 2005, from Glenn Michael Shoop and Mark A. Shoop, as Executors of the Estate of Glenn Russell Shoop and as Individuals, as of record in Instrument Number 20050523-0057422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

✱ Subject property has never been the marital residence of the Grantors. ✱

unimproved ☐

This is improved ☒ property, known as 3667 Tampa Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 01/26/06 13:56 2 pgs
Fees:13.00 Taxes:481.00

20060126-0010069

Witness our hands this 18th day of January, 2006.

Glenn Michael Shoop

Mark A. Shoop

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Michael Shoop and Mark A. Shoop, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES:
DAVIDSON COUNTY