WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096387 DEEDWARR
Recvd: 12/17/12 15:02 3 pgs
Fees:18.00 Taxes:647.50

20121217-0116166

G-RA-12-4727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Lauren Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2012.

C. Hy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Beck (NAME)	**PrimeLending** (NAME)	
4727 W. Longdale Drive (ADDRESS)	**18111 Preston Road, Suite 900** (ADDRESS)	**147-1-172.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Dallas, TX 75252** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ESTATE OF BARBARA A. SHOOPMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN BECK, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), their heirs 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 LOT 208, CALDWELL HALL, SECTION ONE, A RESUBDIVISION OF LOTS NOS. 208 AND 220, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3106, PAGE 27, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DONNA HARMS BOND AND HUSBAND, AUSTIN R. BOND TO CURTIS W. SHOOPMAN AND WIFE, BARBARA A. SHOOPMAN AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 1976 IN DEED BOOK 5068, PAGE 84. CURTIS W. SHOOPMAN HAVING DIED APRIL 23, 2011 LEAVING PROPERTY TO BARBARA A. SHOOPMAN. BARBARA A. SHOOPMAN DIED JULY 21, 2012. ESTATE OF BARBARA A. SHOOPMAN PROBATED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY PROBATE DIVISION AS DOCKET NO. 12P1272. DENNIS SCOTT SHOOPMAN, CURTIS W. SHOOPMAN, JR. AND GARY BLANE SHOOPMAN ARE JOINING IN THIS CONVEYANCE TO CONVEY THEIR INTEREST AS THE HEIRS AT LAW OF BARBARA A. SHOOPMAN.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3106, PAGE 27 AND ANY AND ALLOTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **4727 W. Longdale Drive Nashville, Tennessee 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 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 12th day of December, 2012.

Estate of Barbara A. Shoopman
BY: _____
Dennis Scott Shoopman, Executor

_____
Dennis Scott Shoopman, Heir at Law

_____
Curtis W. Shoopman, Jr., Heir at Law, by
Dennis Scott Shoopman, Attorney in Fact

_____
Gary Blane Shoopman, Heir at Law, by
Dennis Scott Shoopman, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of December, 2012, before me personally appeared Dennis Scott Shoopman, Executor of the Estate of Barbara A. Shoopman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 12th day of December, 2012.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dennis Scott Shoopman to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Curtis W. Shoopman, Jr. and Gary Blane Shoopman and who acknowledged that he executed the same as the free act and deed of the said Curtis W. Shoopman, Jr. and Gary Blane Shoopman.

Witness my hand and official seal at Davidson County, Tennessee on this the 12th day of December, 2012

_____
NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires: _____

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

State of Tennessee
County of Davidson

On December 12, 2012 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Dennis Scott Shoopman,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at Nashville, TN, this 12th day of December, 2012.

Notary Public

My Commission Expires:_____

