RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Teresa L. Espejo	Farmington Mortgage, a division of CapStar Bank	142-06-OB-301.00 CO
(NAME)	(NAME)	
7352 Olmstead Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Travis W. Hupp and wife, Bridgett Hupp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maria Teresa L. Espejo and Walter Raymond O. Espejo, wife and husband, 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:

Land in Davidson County, Tennessee, being Unit No. 301, Building 57, and Garage No. 2, as shown on the map entitled "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TRAVIS W. HUPP AND WIFE, BRIDGETT HUPP, by deed from ELIZABETH ANNE HALLMAN, of record in Instrument No. 20081223-0122279, dated November 14, 2008, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, Apartment 301, Nashville, TN 37221
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20150002534 DEEDWARR
Recvd: 01/12/15 11:06 2 pgs
Fees:13.00 Taxes:299.68
20150112-0003017

Witness our hands this 8th day of January, 2015.

Travis W. Hupp

Travis W. Hupp

Bridgett Hupp

Bridgett Hupp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Travis W. Hupp and Bridgett Hupp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY