Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1114HV

Bill Garrett Davidson County
Batch# 8193 DEEDWARR
10/04/2017 10:05:29 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20171004-0101696

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Amanda Allison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2017.

Notary Public
Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey R. Shoop 4211 Saunders Avenue Nashville, TN 37216	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	061-06-0-119.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Carlos E. Downey and wife, Carolyn Downey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey R. Shoop and Rosie Thomas

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 Lot No. 46, on the plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 100 feet on the westerly side of Saunders Avenue, and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Carlos E. Downey and wife, Carolyn Downey, by Warranty Deed from Thomas Looney, dated 6/14/77 and recorded 6/16/77 in Book 5160, Page 257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4211 Saunders Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2017.

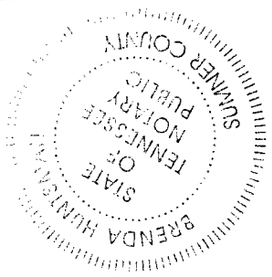
Carlos E. Downey
Carlos E. Downey

Carolyn Downey
Carolyn Downey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carlos E. Downey and Carolyn Downey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of September, 2017.



Brenda Huntsucker
Notary Public
My Commission Expires: 11/20/18

(Notary Seal)