THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180917667** Karen Y Johnson Davidson County Batch# 146694 **DEEDWARR** 10/01/2018 09:14:27 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20181001-0096745	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2018. Notary Public My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021 ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Robert Michael Shoptaw and Christina Hobbs Shoptaw 801 Stockell Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-07-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah B. Krantz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Michael Shoptaw and Christina Hobbs Shoptaw, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 87-1/4 feet of Lot No. 65, on the Plan of V. S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register' s Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 65 fronts 50 feet on the Easterly side of Stockell, formerly Vansindarine Street and runs back between parallel lines with the Northerly margin of Hancock, formerly Center Street 87-1/4 feet to a dead line.

Being the same property conveyed to Sarah B. Krantz, unmarried by Warranty deed from Seth H. Jones and wife, Elizabeth B. Jones of record in Instrument No. 20140721-0064685 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

The execution of this instrument is effected by the signature of Kate Rosenthal as Attorney-in-Fact for Sarah B. Krantz, which Power of Attorney is recorded in Instrument No. 20181001-0096744, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property located at 801 Stockell Street Nashville TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2018.

Sarah B. Krantz by Kate Rosenthal as Attorney-in-Fact

Sarah B. Krantz by Kate Rosenthal as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sarah B. Krantz and that she is authorized by Sarah B. Krantz to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of September, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021