B04736

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149552 **DEEDWARR**
10/05/2018 01:53:35 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20181005-0099216

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $386,000.00.

Matthew J. Schupp
Affiant

Subscribed and sworn to me on October 5, 2018.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31947

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Theresa R. Pantoja 1525 Ferguson Avenue Nashville, TN 37212	SAME AS NEW OWNER	117-8-147

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew J. Schupp, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Theresa R. Pantoja, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to Matthew J. Schupp, an unmarried man, by Warranty Deed from James H.B. Peay, IV, and wife, Keltie H. Peay, dated October 18, 2012, and recorded October 29 2012, of record as Instrument No. 20121029-0099003 in the Register's Office for Davidson County, Tennessee.
Anna McFarland, spouse of Matthew J. Schupp, joins in this conveyance to convey any all material interest she may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1525 Ferguson Avenue, Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 5th day of October, 2018.

Matthew J. Schupp
Matthew J. Schupp

Anna McFarland by Matthew J Schupp, Attorney In Fact
Anna McFarland
By: Matthew J. Schupp, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 5, 2018, before me personally appeared Matthew J. Schupp 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 acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 5, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

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 Matthew J. Schupp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Anna McFarland, as her Attorney in Fact, as the free act and deed of the within named Anna McFarland.

Witness my hand and official seal this 5th day of October 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021