Karen Y Johnson Davidson County
Batch# 162278 DEEDWARR
11/19/2018 11:42:47 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20181119-0113654

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura Stehl 517 Moncrief Avenue Goodlettsville, TN 37072	Pinnacle Bank PO Box 702726 Dallas, TX 75370	025-03-0-015.00

THIS INDENTURE, made this 16th day of November, 2018 between

Up 2 Date Restoration Investments, Inc.

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Laura Stehl, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 1 on the Plan of the F.G. Hooper Lots of record in Book 8250, Page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lots.

Being the same property conveyed to Up 2 Date Restoration Investments, Inc. by Warranty Deed dated 9/28/17 from Kenneth D. Vetetoe, Jr. of record in Instrument No. 20171025-0109379, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 517 Moncrief Avenue, Goodlettsville, TN 37072

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Up 2 Date Restoration Investments, Inc.

By: _____ PRESIDENT
Craig C. Hutfilz, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Craig C. Hutfilz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Up 2 Date Restoration Investments, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of November, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $238,000.00.

Affiant

Sworn to and subscribed before me, this 16th day of November, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County