Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1018

Karen Johnson Davidson County
Batch# 187833 DEEDWARR
01/24/2019 11:00:58 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190124-0006987

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katelyn L. Kupiec, and Charles D. Loosier, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Borquez and Chelsea Borquez, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Stratton Heights of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Katelyn L. Kupiec, an unmarried woman and Charles D. Loosier, an unmarried man, by deed from William Lindsey Judd and wife, Penny Grace Judd, dated May 5, 2014, of record in Instrument No. 20140512-0040516, Register's Office for Davidson County, Tennessee. Katelyn L. Kupiec and Charles D. Loosier are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1001 Gibson Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of January, 2019.

Katelyn L. Kupiec

Charles D. Loosier

State of Tennessee)
County of Davidson)

On this 23rd day of January, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Katelyn L. Kupiec and Charles D. Loosier, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 299,900.00.

Affiant

Sworn and subscribed before me on this the 23rd day of January, 2019.

Notary Public

My Commission Expires: 12/4/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Alexander Borquez	Mortgage Investors Group	051-04-0-056.00
1001 Gibson Drive	8320 East Walker Springs Lane, Ste. 200	
Madison, TN 37115	Knoxville, TN 37923	