WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 713,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2019.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 216427 **DEEDWARR**
04/11/2019 09:04:48 AM 2 pgs
Fees: $13.00 Taxes: $2,639.95

20190411-0032975

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maura S. Shoop Robert H. Shoop, III	SAME AS NEW OWNER	131-02-3-C00-40-0CO
(NAME)	(NAME)	
161 W Briar Lake Drive		
(ADDRESS)	(ADDRESS)	
Starksville, MS 39759		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy C. Harvey, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maura S. Shoop and Robert H. Shoop, III, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 4 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 4201 Kirtland Road, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20160408-0033870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy C. Harvey, married by Deed from Land Development.Com, Inc. a Tennessee Corporation, recorded on May 4, 2015, in Instrument Number 20150504-0040286, in the Official Records of Davidson County, Tennessee.

Grantor warrants that he has never lived in the property as a married person and the subject property is not subject to any marital rights therein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4197 Kirtland Road (House Number) (Street) (P.O. Address) Nashville TN (City or Town) (State) 37215 (Postal Zip)

File No.: 990-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do 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, successors 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 our hands this 10th day of April, 2019.

Timothy C. Harvey

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Timothy C. Harvey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2019.

Notary

Commission Expires: 1-3-2022

