WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Laura Ferguson Schupp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/1/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gayle Becker	Primary Residence	118021k40600CO
(NAME)	(NAME)	
2407 8th Avenue	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Taylor J. Schupp, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gayle Becker, unmarried woman,** hereinafter called the GRANTEE(S), her 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 406, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the register's office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said unit and the undivided interest in the common elements of the eighth South residences and eighth South mixed-Use condominium as stated in said master declarations. the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at eighth South residences and Eighth South mixed-Use condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said master declaration, said register's office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said unit.

Being part of the same property conveyed to Eight South, LLC., a Tennessee limited liability company by Special Warranty Deed from Bimbo Bakeries USA, Inc., a Delaware corporation, dated 09/03/2014, and recorded 09/04/2014 of record in Instrument No. 20140904-0080996, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eight South, LLC., a Tennessee limited liability company by Quitclaim Deed from Bimbo Bakeries USA, Inc., a Delaware corporation, dated 09/03/2014, and recorded 09/04/2014 of record in Instrument No. 20140904-0080997, Register's Office for Davidson County, Tennessee.

File No.: 453392
Warranty Deed TN

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14008

Karen Johnson Davidson County
Batch# 257397 DEEDWARR
07/16/2019 10:17:48 AM 2 pgs
Fees: $13.00 Taxes: $943.13

20190716-0069368

Being the same property conveyed to Taylor J. Schupp by Warranty Deed from Eight South, LLC a Tennessee limited liability company, dated 10/13/2017, and Recorded 10/18/2017 of record in Instrument No. 20171018-0106649, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2407 8th Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of July, 2019 .

Taylor J. Schupp by Laura Ferqueron Schupp his attorney-in-fact

Taylor J. Schupp

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Ferqueron Schupp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the attorney in fact of Taylor J. Schupp and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained. The Limited Power of Attorney of record in Instrument No 20190716-0069367, Registers Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of July, 2019.

Notary Public:
My Commission Expires: 7/11/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027