WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,500.00

Sharon Kipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Kipp	New Owners	Parcel ID:
1513 Eastover Place		064030A10900CO
Old Hickory, TN 37138		

FOR AND IN 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, we

Dana Moore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Kipp and wife, Sharon Kipp
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 118 on the Plan of Brandywine, Phase Ten, Section Two, as of record in Plat Book 9700, page 218, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Dana Moore, unmarried, by deed from Keith R. McPeters and wife, Vickie Lynn McPeters, of record in Instrument 20041206-0144770, and re-recorded in Instrument 20041217-0150290, said Register's Office.

This conveyance is subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plat of record in Plat Book 9700, page 218, said Register's Office, (3) Easement for Ingress and Egress of record in Book 11108, page 555, said Register's Office, and (4) Land Lease for Clubhouse of record in Book 9128, page 615.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8120, page 170, Book 8671, page 484, Book 9010, page 627, Book 10160, page 241, Book 10257, page 199, Book 10721, page 835, and Book 10721, page 835, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1513 Eastover Place, Old Hickory, TN 37138

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 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 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 hand this 31st day of July, 2008.

Dana Moore

Davidson County DEEDWARR
Recvd: 08/01/08 12:15 2 pg:
Fees:13.00 Taxes:1359.75

20080801-0079192

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 Dana Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.