Davidson County DEEDWARR
Recvd: 12/22/08 09:22 2 pgs
Fees:13.00 Taxes:712.25
20081222-0121719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 10-15-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nancy A. Hall	Allied Home Mortgage	Parcel ID:
111Blue Hills Court	310 Wilson Pike Cir., Ste. 101	08415008700
Nashville, TN 37214	Brentwood, TN 37027	

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

David C. Kipp, Jr. and wife, Sharon K. Kipp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nancy A. Hall, unmarried
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. 43, on the Plan of Castlewood Estates, Section 1, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David C. Kipp, Jr. and wife, Sharon K. Kipp by deed from Robert A. Goodwin and wife, Donna B. Goodwin, of record in Book 6818, Page 47, dated March 28, 1986, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2450, Page 469, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 72, 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 111Blue Hills Court, Nashville, TN 37214

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 our hands this 18th day of December, 2008.

David C. Kipp, Jr.

Sharon K. Kipp

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 David C. Kipp, Jr. and Sharon K. Kipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2008.

My Commission Expires: 1/24/09

Notary Public

