BILL GARRETT, Davidson County
Trans: T20090066213 DEEDWARR
Recvd: 09/29/09 12:05 2 pgs
Fees: 13.00 Taxes: 580.90
20090929-0090330

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/20/13 (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAPHNE D. BARNES STATE OF COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan N. Pipkin	Bank of America N.A.	105050400.00
(NAME)	(NAME)	
1019 B Argyle Avenue	9000 Southside Blvd, Bldg 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Jacksonville, FL 32256	
(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, WE,

RICHARD D. PIPKIN, AND WIFE MARY C. MCGRATH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGHAN N. PIPKIN,

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. 12 in A.V. Jones Subdivision of Blocks 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 of Jones and Dudley's Addition, a plan of said A.V. Jones subdivision of Record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. Pipkin and wife, Mary C. McGrath by Corporate Special Warranty Deed from Union Planters Bank, N.A. recorded March 17,2005 in instrument number 20050317-0029433 in Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1019 B Argyle Avenue, Nashville, TN

(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 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/our hand(s) this 24th day of September, 2009.

Richard D. Pipkin

Mary C. McGrath

STATE OF CA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Pipkin, and wife Mary C. McGrath, the bargainor(s), 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 on this 24th day of September, 2009

Commission expires: August 9, 2011

Notary Public

DZINYA LADZEKPO
Commission # 1760756
Notary Public - California
Alameda County
My Comm. Expires Aug 9, 2011