WARRANTY DEED

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

File No.: ALW-10-804

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Nicholas Grace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ DAY OF APRIL, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor T. Kipp and Aaron M. Kipp	First TN Bank, N.A.	103-10-44.00
(NAME) 804 Kendall Drive	(NAME) Mortgage Services Center	
(ADDRESS) Nashville, TN 37209	(ADDRESS) P.O. Box 371458	
(CITY) (STATE) (ZIP)	(CITY) Pittsburgh, PA 15250-7458 (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **STACY STANSELL KLEIN, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ELEANOR T. KIPP AND AARON M. KIPP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 59, BROOKSIDE COURTS, ADDITION NO. 4, SECTION 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Garrett C. Klein and Stacy Stansell Klein, husband and wife by Warranty Deed from C. Craig Elkins and wife, Virginia J. Elkins, recorded on the 13th day of July, 1998 in Book 11017, Page 667, in the Register's Office of Davidson County, Tennessee.

The said Garrett C. Klein having since died on December 28, 2003.

Stacy Stansell Klein having since remarried; Matthew Gardner executes this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Stacy Stansell Klein.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 804 Kendall Drive, Nashville, TN 37209
(House Number) (Street) (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 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), 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 .

BILL GARRETT, Davidson County
Trans:T20100023427 DEEDWARR
Recvd: 04/20/10 14:08 2 pgs
Fees:13.00 Taxes:1028.60
20100420-0029813

Stacy Stansell Klein
Stacy Stansell Klein

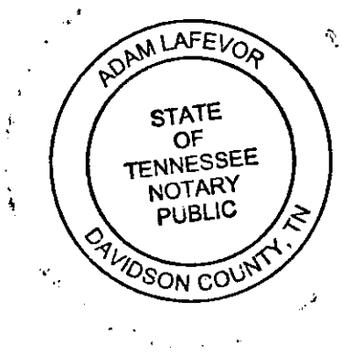
Matthew Gardner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Stansell Klein and husband, Matthew Gardner, the within named 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, this the 16 day of April, 2010.

Notary Public
My Commission Expires: 9/3/12



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171