WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052133 DEEDWARR
Recvd: 08/24/11 10:08 2 pgs
Fees:13.00 Taxes:869.50
20110824-0065419

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4-23-14

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Tipton and Deborah Tipton	Nationstar Mortgage	180-4-B-35CO
(NAME)	(NAME)	
3104 Brookview Forest Place	350 Highland Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lewisville, TX 75067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jonathan M. Anderson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Tipton and Deborah Tipton**, 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. 35 on the Plan of Brookview Forest, Phase 1, as of record in Instrument No. 20030716-0099526, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Anderson by deed from Drees Premier Homes, Inc. as of record in Record Book 20040730-0091180, Register's Office for said County. Jonathan M. Anderson is one and the same as John Anderson

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3104 Brookview Forest Place, Nashville, TN 37211

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, has 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 **19th** day of **August, 2011**

Jonathan M. Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jonathan M. Anderson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **August, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON