WARRANTY DEED

Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

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:
James A. Caban	Bank of America, N.A.	Parcel ID:
2311 Revere Place	840 Crescent Center Dr.	08415011900
Nashville, TN 37214	Franklin, TN 37067	

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

Viola H. Kipp, unmarried

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

James A. Caban and wife, Pamela M. Caban

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Castlewood Estates, Section I, of record in Book 2331, Page 72, Register's Office for said County.

Said Lot No. 7 fronts 82 feet on the southerly side of Revere Place and runs back between lines 251.5 feet on the easterly line and 282.2 feet on the westerly line to a dead line in the rear on which it measures 141 feet.

BEING the same property conveyed to David C. Kipp and Viola H. Kipp by deed from H.H. Chitwood, of record in Book 2795, Page 115, dated July 2, 1958, Register's Office for said County. The said David C. Kipp is now deceased.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 72, said Register's Office.

Power of Attorney of record in Instrument 20120214-0012797, Register's Office for said County.

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 2311 Revere Place, 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 my hand this 7th day of February, 2012.

Viola H. Kipp by D. C. Kipp

Viola H. Kipp by David C. Kipp, Jr.,
Attorney in Fact

Attorney in fact.

BILL GARRETT, Davidson County
Trans:T20120010930 DEEDWARR
Recvd: 02/14/12 09:42 2 pgs
Fees:13.00 Taxes:628.63

20120214-0012798

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., 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 on behalf of Viola H. Kipp as his/her/their Attorney in Fact as the free act and deed of the within named Viola H. Kipp.
Witness my hand and official seal at Nashville, Tennessee the 7th day of February, 2012.

My Commission Expires: 9-9-14

Notary Public

ZANA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.