This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 15th day of October, 2012.

Notary Public
My commission expires: 11/7/12

BILL GARRETT, Davidson County
Trans:T20120083407 DEEDWARR
Recvd: 11/01/12 13:55 4 pgs
Fees:23.00 Taxes:1998.00
20121101-0100579

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael F Kipp P.O. Box 0826 Nashville, TN 37205	New Owner	104-14-H-57CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ELIZABETH NELSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL F KIPP AND MARY ANN KIPP, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, Page 969, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Elizabeth Nelson by Warranty Deed from Clements-Bartosh Interests, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20010420-0039454; dated April 20, 2001; said Register's Office.

Exhibit "A" more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit "A" depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "B")

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 411 Prestwick Court, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of October, 2012.

Mary Elizabeth Nelson

Mary Elizabeth Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Elizabeth Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2012.

My commission expires:

11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

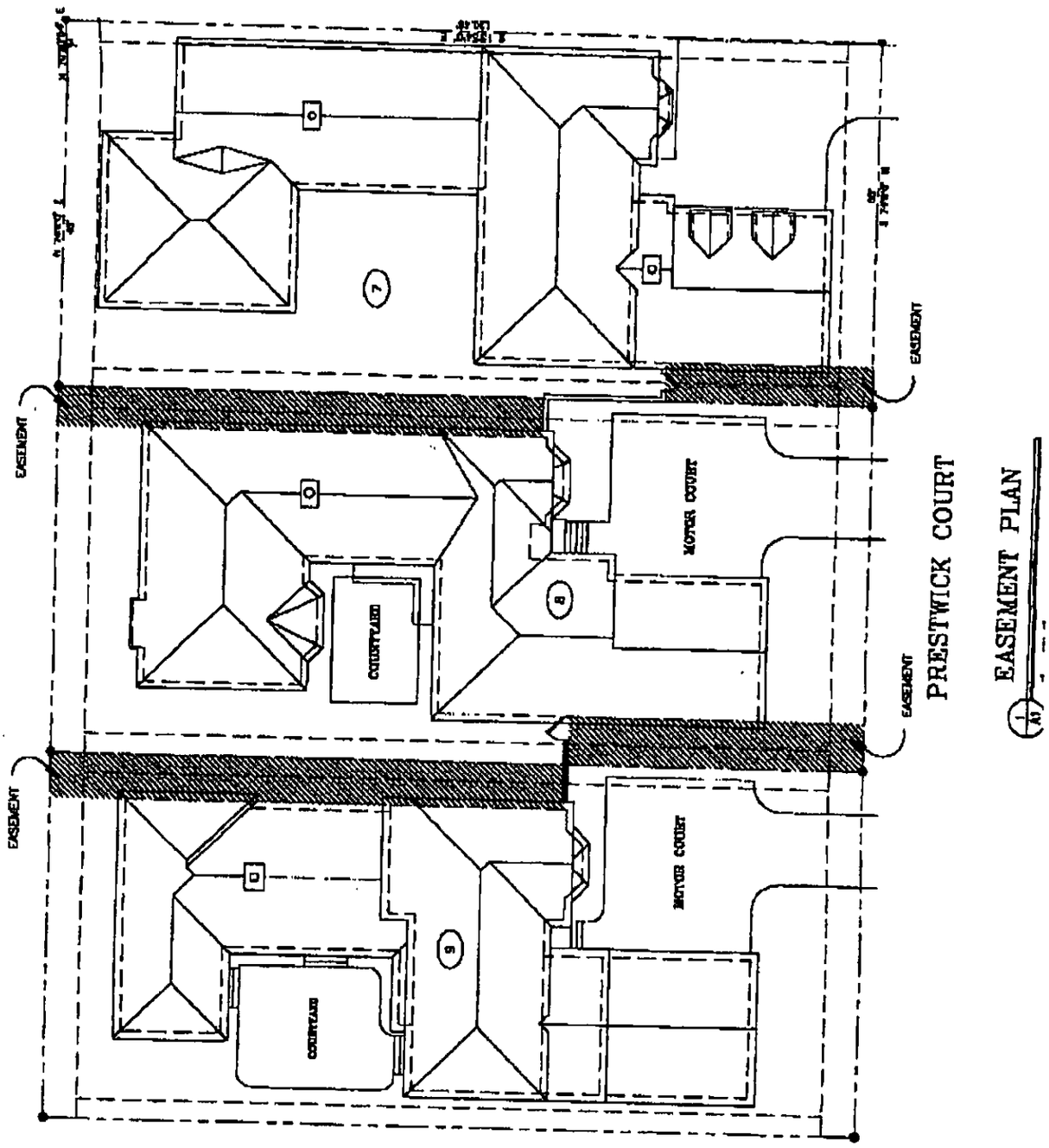

EASEMENT
EASEMENT
EASEMENT
EASEMENT
MOTOR COURT
MOTOR COURT
COURTYARD
COURTYARD
7
8
9
PRESTWICK COURT
EASEMENT PLAN

EXHIBIT "B"

1. Matters shown on the Plan of record in Book 7900, page 969 said Register's Office. As corrected in Book 10270, page 34, said Registe'r's Office.

2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for The Fairways at Richland, of record in Book 9567, page 301, said Register's Office.

6. By-Laws of Prestwick Association of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.

7. Deed of Easement of record in Book 9567, page 691, said Register's Office.

8. Designation and Agreement of Declarant of record in Book 9582, page 868, said Register's Office.

9. Rights of others in and to the common elements.

10. Sewer Easement of record in Book 3467, page 204, said Register's Office.

11. Terms, conditions and provisions contained in the chrters of SWMA Association, Section C, Association, Prestwick Association, and the Fairways at Richland Association, filed with the Tennessee Secretary of State at Book 2937, pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations.

12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

13. Deed of conveyance of sanitary sewers and water mains in Book 10461, pages 775, 779 and 784, Register's Office for Davidson County, Tennessee.

14. P.U.D. Boundary Plat for Whitworth, of record in Book 6900, pages 840 and 841, Register's Office for Davidson County, Tennessee.

15. Metro taxes for 2001, a lien, but not yet due and payable.