(2)

BILL GARRETT, Davidson County
Trans:T20120097908 DEEDWARR
Recvd: 12/21/12 14:24 2 pgs
Fees:13.00 Taxes:882.45
20121221-0117991

STATE OF TENNESSEE Georgia
COUNTY OF DAVIDSON Cherokee

The actual consideration or value, whichever is greater, is $238,500.00 (Two Hundred Thirty Eight Thousand Five Hundred).

Kimmy D. Wix
AFFIANT

Subscribed to and sworn before me this 14th day of December, 2012.

Kelli D. S October 10, 2016
NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC 1222 17th Avenue South, Nashville, TN 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Travis Christman, and Jeffrey Lipscomb and Lori Lipscomb 118 37th Avenue North Nashville, TN 37209	New Owner	104-01-0-304.00

WARRANTY DEED

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, KIMMY D. WIX, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, TRAVIS CHRISTMAN, AND JEFFREY LIPSCOMB AND SPOUSE LORI LIPSCOMB, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIONS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 164 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, being more particularly described according to a survey made by W.B. Southgate as follows:
Beginning at a cross on a natural rock at the southeast corner of 37th Avenue North and Nebraska Avenue; thence east, along the south side of Nebraska Avenue, 87 feet to a stake; thence east, along the south side of Nebraska Avenue, 87 feet to a stake; thence southerly and parallel with the east line of Lot 164, 88 feet to a stake in the south line of said lot; thence westerly along said south line 120 feet 6 inches to an iron pin on the east line of 37th avenue North, thence northerly along said line 55 feet to the point of beginning.

Being the same property conveyed to Kimmy D. Wix, an unmarried person by Deed from Francis Neil Hutchinson, Jr., an unmarried person of record in Book 8715, Page 271, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(X) IMPROVED ( ) UNIMPROVED	118 37TH AVENUE NORTH NASHVILLE,TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20121221774

WITNESS, this 14 day of December, 2012

Kimmy D. Wix

Kimmy D. Wix

STATE OF Georgia)
COUNTY OF Chatham)

On this 14th day of December, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kimmy D. Wix, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seat on this the 14th day of December, 2012.

Kelli D. S

Notary Public

Commission Expires: October 10, 2016

KELLI D. S NOTARY PUBLIC CHATHAM COUNTY, GA