BILL GARRETT, Davidson County
Trans:T20130053370 DEEDWARR
Recvd: 06/24/13 14:23 2 pgs
Fees:13.00 Taxes:266.40
20130624-0064693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 72,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2013.

Notary Public

My commission expires:

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERRY PIPKIN, JR	**Primary Residential Mortgage,**	**03413026400**
518 MACFIE COURT	**4750 W. Wiley Posy Way, Ste. 200**	
MADISON, TN 37115	**Salt Lake City, UT 84116**	

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 ACKNOWLEDGE, WE,

FRANK G. BARBER, III, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERRY PIPKIN, JR AND STELLA PIPKIN, HUSBAND AND WIFE

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 situated in Davidson County, Tennessee and more particularly described as follows:
Being Lot No. 181-A on the Plan of Cedar Bluff Subdivision, as of record in Plat Book 5200, Page 610 and re subdivision of record in Book 6250, Page 836, 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 FRANK G. BARBER, III, UNMARRIED BY WARRANTY DEED FROM JENNIFER VILANDRE, UNMARRIED DATED 07/25/2003 RECORDED ON 08/01/2003 IN INSTRUMENT NO. 20030801-0109151 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 518 MACFIE COURT, MADISON, TN 37115.

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 in 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/our hand(s) this 18th day of June, 2013.

FRANK G. BARBER, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, FRANK G. BARBER, III, the within named Grantors, 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, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.