WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014.~~ 10/8/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy James Wolters	Cornerstone Home Lending, Inc.	14500000901
(NAME)	(NAME)	
1780 Tyne Boulevard	1177 West Loop South, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip P. Shipp and wife, Mary K. Shipp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy James Wolters and Martha Jane Wolters, 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 in Davidson County, Tennessee, being situated in the City of Forest Hills, and being described according to the survey of Anderson Delk and Associates, May 17, 1978, as follows:

BEGINNING at a point 1027.73 feet southerly or southwesterly (measured along the said margin of Tyne Boulevard) from the point of intersection of the said margin of Tyne Boulevard and the northerly boundary of the tract of land which was conveyed to Jack Husband and wife, Kathryn Y. Husband, by deed of McQuiddy Printing Company, et al, of record in Book 2045, page 143, Register's Office for said County, from said point of beginning thence with the northwesterly margin of Tyne Boulevard, along a generally southwesterly course with a curve having a radius of 762.91 feet (measured along the center line of Tyne Boulevard) 289.3 feet to a concrete monument; thence leaving the said Tyne Boulevard, north 39 degreed 47 minutes west 415.20 feet to a concrete monument; thence north 19 degrees 41 minutes east 152.00 feet to a concrete monument; thence south 60 degrees 05 minutes east, 433.6 feet to the point of beginning and containing two acres, more or less; and there is further included in this conveyance all the grantors' right, title and interest in and to that portion of Tyne Boulevard lying between its center line and its northwesterly margin, and the extensions of the northerly and southerly boundary lines of the tract hereinabove described.

Being the same property conveyed to Phillip P. Shipp and wife, Mary K. Shipp by Warranty Deed dated January 31, 2005 from Rickie F. Hall and Husband Donald E. Hall of record in Instrument No. 20050209-0015230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1780 Tyne Boulevard, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130056147 DEEDWARR
Recvd: 07/02/13 10:40 2 pgs
Fees:13.00 Taxes:3089.50

20130702-0068147

Witness our hands this 28th day of June, 2013.

Phillip P. Shipp

Mary K. Shipp

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 Phillip P. Shipp and Mary K. Shipp, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of June, 2013.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

