Record and return to:
Faith Title & Escrow, Inc.
2823 Hwy 31 W; Suite 450
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20130064025 DEEDWARR
Recvd: 07/26/13 13:52 2 pgs
Fees:13.00 Taxes:380.73
20130726-0077872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 102,900.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2013.

Notary Public

My commission expires: 6/28/2015

LISA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KENNETH WAYNE BEST	New Owner	
130 NEESE DR		119-15-0/147.00
NASHVILLE, TN 37211		

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,

MELANIE JACKSON PIPPIN, SINGLE

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

KENNETH WAYNE BEST, AN UNMARRIED MAN

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, State of Tennessee, being Lot No. 16, on the Plan of Neese Heights, of record in Plat Book 1424, Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 16 fronts 103.88 feet on the north side of Neese Dr., and runs back between parallel line 176.21 feet on the west line and 176.04 feet on the east line to dead line in the rear on which it measures 103.47 feet.

Being the same property conveyed to Melanie Jackson Pippin by Quitclaim Deed from Melanie Jackson Pippin, Executor for the Estate of Benjamin Dubar Jackson, deceased, recorded as 11P896 in the Probate Court Clerk's Office for Davidson County, Tennessee, dated 11/03/2011 recorded on 11/04/2011 in Instrument No. 20111104-0086257 said Register's Office for said County.

Also being the same property conveyed to Benjamin D. Jackson by Quitclaim Deed from Alice Elverda Jackson, dated 03/12/2001 recorded on 03/14/2001 in Instrument No. 20010314-0024480 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 130 NEESE DR, NASHVILLE, TN 37211.

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 24th day of July, 2013.

Melanie Jackson Pippin

MELANIE JACKSON PIPPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MELANIE JACKSON PIPPIN, 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 24th day of July, 2013.

Michelle Hightower

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015