WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064928 DEEDWARR
Recvd: 07/30/13 10:51 2 pgs
Fees: 13.00 Taxes: 1089.65
20130730-0079069

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$294,500.00**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2013.

Notary Public

My commission expires: 7-3-17 (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-17

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian A. Tipps **Jamie H. Tipps**	Owner	**Map 180-04-0B Parcel 119-00CO**
3612 Fairmeadows Court		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bruce A. Burlason and wife, Alexandra B. Burlason

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

Brian Allen Tipps and wife, Jamie Hill Tipps

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 Lot No. 127, on the Final Plat of Brookview Forest, Phase IV, a Planned Unit Development, of record in Instrument No. 20061107-0138639, 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 Bruce A. Burlason and wife, Alexandra B. Burlason, by Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated June 27, 2008, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Alexandra B. Burlason, pursuant to a Power of Attorney executed by same on the 22 day of July, 2013, of record in Instrument No. 20130730-0079068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3612 Fairmeadows Court, 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 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.

Witness my/our hand(s) this **29th** day of **July, 2013.**

Bruce A. Burlason

Alexandra B. Burlason by Bruce A. Burlason, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bruce A. Burlason ~~and Alexandra B. Burlason,~~** the within named sellers, 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 Nashville, Tennessee, this **29th** day of **July, 2013.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **29th** day of **July, 2013,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Bruce A. Burlason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Alexandra B. Burlason**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Alexandra B. Burlason**, for the purpose therein contained, by signing the name of **Alexandra B. Burlason,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2013.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017