WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067675 DEEDWARR
Recvd: 08/07/13 10:04 2 pgs
Fees:13.00 Taxes:684.50

20130807-0082681

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-5-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca L. Dillard	U.S. BANK NATIONAL ASSOCATION	
(NAME)	(NAME)	
8120 Settlers Way	3180 RIDER TAIL SOUTH	126150A28700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	EARTH CITY, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian A. Tipps and Jamie H. Tipps, husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rebecca L. Dillard, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 63, on the plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 200110030107279, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian A. Tipps and Jamie H. Tipps, husband and wife by Deed from Thomas W. White and Glenna F. White, dated 12/15/2006 and filed for record on 01/03/2007 in Instrument 200701030000769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per Plat Book 6900, Page 470, Instrument 200110030107279, Restrictions of record in Book 7265, Page 657, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200107170075902, as amended of record in Instrument 200111190126832, Storm water Detention Agreement of record in Instrument 200011200114598, Charter of record in Book 9607, Page 534, and Quitclaim Deed to the Homeowner's Association of record in Instrument 200111190126831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8120 Settlers Way, Nashville, TN 37221
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 our hands this 5th day of August, 2013.

Brian A. Tipps

Jamie H. Tipps

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian A. Tipps and Jamie H. Tipps, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of August, 2013.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167