THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31626-01-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $467,000.00. Affiant Subscribed and sworn to before me this 24th day of March, 2014. Notary Public for the State of Tennessee My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Justin Hipps and wife, Caroline Hipps 1110 Frances Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 040 16500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Drinkard and Counce Drinkard, wife and husband,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Justin Hipps and Caroline Hipps, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1110 Frances Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of March, 2014.

Anna Drinkard

Counce Drinkard

BILL GARRETT, Davidson County
Trans:T20140020274 DEEDWARR
Recvd: 03/26/14 14:23 3 pgs
Fees:18.00 Taxes:1727.90

20140326-0024970

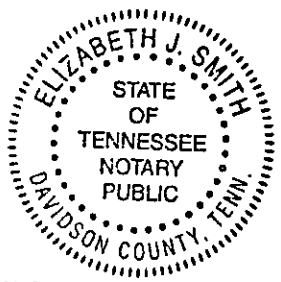
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anna Drinkard and Counce Drinkard**, 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 at office this 24th day of March, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of M. N. Young's Park View Subdivision, of record in Plat Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anna Drinkard and Counce Drinkard by deed dated March 15, 2004, from Shari Kay Hunter, unmarried, of record in Instrument No. 20040319-0031637, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 547, page 173, Register's Office for Davidson County, Tennessee.