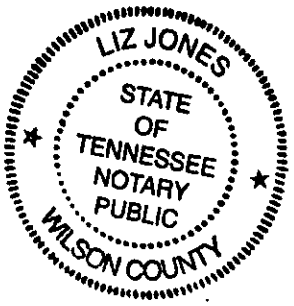
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Kipp Jr.	David C. Kipp Jr.	08414005500
(NAME)	(NAME)	
1513 Eastover Place	1513 Eastover Place	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140026049 DEEDWARR
Recvd: 04/17/14 10:38 2 pgs
Fees:13.00 Taxes:462.13

20140417-0032198

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, **Leonard Carl Hollinsworth, Successor Trustee of the Anna C Williams Revocable Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David C. Kipp Jr. and wife, Sharon K. Kipp**, hereinafter called the GRANTEE(S), their 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. 130 on the plan of Donelson Hills, as shown on plat of record in Plat Book 2331, Pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anna C. Williams, a widow by Installment Deed dated from John H. Butts and wife, Martha E. Butts of record in Book 5027, Page 594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Anna C. Williams Revocable Living Trust, through, Anna C. Williams Trustee by Quit Claim Deed dated 09/22/2003 from Anna C. Williams of record in Instrument 200310300159785, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2331, Page 22 and Plat Book 2331, Page 23, 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 216 Graeme Drive, Nashville, TN 37214
(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), their 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), their 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 my hand this 15th day of April, 2014.

Successor Trustee

Leonard Carl Hollinsworth, Successor Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted and who proved himself/herself to be the Successor Trustee of The Anna C. Williams Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2014.

Notary Public
My commission expires: 5-3-2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 6-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122