Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$104,750.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan S. Hipsher 904 Connelly Drive Nashville, TN 37217	Gardner Financial Services,LTD 3503 Paesanos Parkway San Antonio, TX 78231	107.13-0-091.00

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 acknowledged, we,

Barbara K. Humphreys, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jonathan S. Hipsher, unmarried

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. 358, on the Map of Miro Meadows, Second Addition, of record in Book 1424, Page 112, as amended in Book 1760, Page 213, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Barbara K. Humphreys and Craig A. Humphreys, both unmarried by Deed from David C. Kipp, Sr. and wife, Viola H. Kipp dated June 19, 1998 of record in Book 10986, Page 824, Register's Office for Davidson County, Tennessee. Property now vests Barbara K. Humphreys conveyed by Quitclaim deed from Craig A. Humphreys dated February 11, 2003 of record in Instrument Number 20030224-0023795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 112; as amended in Book 1760, Page 213, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **904 Connelly Drive, Nashville, TN 37217**
(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 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 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 hand(s) this 25th day of July, 2014.

Barbara K. Humphreys

BILL GARRETT, Davidson County
Trans:T20140054588 DEEDWARR
Recvd: 07/29/14 09:16 2 pgs
Fees:13.00 Taxes:387.58
20140729-0067100

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Barbara K. Humphreys, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076