RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021726 DEEDWARR
Recvd: 03/25/15 10:56 3 pgs
Fees:18.00 Taxes:752.95

20150325-0025585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~207,500.00~~ 203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of March 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sean Michael Hill and Angela Maria Galindo	Farmington Mortgage	119 10 0 045.00
(NAME)	(NAME)	
2687 Hartford Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville 37210	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seven Thousand Five Hundred And No/100 Dollars ($207,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edward B. Nipper, Jr. and wife, Penny J. Nipper**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean [redacted] Hill and Angela [redacted] Galindo**, 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:

Being Lot no. 1 on the Plan of Hartford Heights as of record in Book 4350, Page 64, Register's Office for Davidson County, Tennessee. Beginning at an iron pin lying on the Southerly margin of Hartford Drive, said iron pin lying 146.69 feet from the Easterly margin of Whitsett road (as widened); thence running in a Northerly direction with the Southerly margin of Hartford drive around a curve to the left, having a Radius of 150 feet, a distance of 16.96 feet to a point; thence continuing along said Southerly margin of Hartford Drive North 49 degrees 33' East a distance of 57.2 feet to a point; thence around a curve to the right, having a radius of 452.46 feet, a distance of 76.65 feet to a point, said point being the herein described property as of record in Book 4003, Page 324, Register's Office for Davidson County, Tennessee; thence leaving said Southerly margin of Hartford drive and running with the said Walter B. Clemons Westerly property line south 1 degree 28' 03" East a distance of 239.32 feet to a point lying on the Northerly property line of S.A. Huddleston property as of record in book 1782, page 333, Register's office Davidson County, Tennessee, said point also being the southwest corner of the said Walter B. Clemons property; thence with the said S.A. Huddleston's Northerly line South 89 degrees 37' 30" West a distance of 26.0 feet to a point, said point further described as being the Southwest corner of the herein referred to tract; thence leaving the said S.A. Huddleston northerly property line North 33 degrees 58' 19" West a distance

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of 177.85 feet to the point of beginning.

Being the same property conveyed to Edward B. Nipper Jr. and wife, Penny J. Nipper by Warranty Deed from Scott A. Barton and wife, Theresa Y. Barton dated April 13, 2007 and recorded April 26, 2007 as Instrument No. 20070426-0049889, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2687 Hartford Drive, Nashville, TN 37210

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, has 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 our hands this 20th day of March, 2015.

Edward B. Nipper, Jr.

Jo Nipper aka Penny J Nipper by Ed Nipper, Attorney In Fact

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STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Edward B. Nipper, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2015.

_____
Notary Public

My Commission Expires:

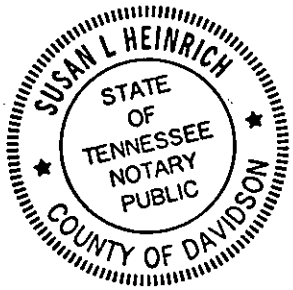
(SEAL)

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public of said State and County aforesaid, personally a appeared Ed Nipper, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jo Nipper aka Penny J. Nipper, as Attorney-in-Fact, and acknowledged that (s)he executed the same as the free act and deed of the said Jo Nipper aka Penny Nipper.

Witness my hand and seal, this 20th day of March, 2015.

My Commission Expires: 9-10-18



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