WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH
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).
Rachael Susan Gipson and Joseph W. Gipson	Franklin American Mortgage	161 10 0B 182.00
(NAME)	(NAME)	
800 Tintern Abbott Court	501 Corporate Center Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Three Thousand And No/100 Dollars ($203,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian A. Hypnar and Amber Hypnar**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachael Gipson, unmarried and Joseph Gipson, married as** ~~tenants in common with right~~ of survivorship 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. 28 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, revised in Instrument Number 20031219-0081287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian A. Hypnar and Amber L. Knizner, joint tenants with right of survivorship by Warranty Deed from Kristine L. Vanderwyden, dated May 6, 2009 and recorded May 8, 2009 as Instrument No. 20090508-0042538, 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.

BILL GARRETT, Davidson County
Trans: T20150034378 DEEDWARR
Recvd: 05/05/15 11:14 2 pgs
Fees: 13.00 Taxes: 751.10
20150505-0040730

File Number: GRN-151630

unimproved ☐

This is improved ☒ property, known as 800 Tintern Abbott Court, Nashville, TN 37211

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 30th day of April, 2015.

Brian A. Hypnar

Amber Hypnar

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brian A. Hypnar and Amber Hypnarthe 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 .

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-151630