This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150034427 DEEDWARR
Recvd: 05/05/15 12:07 2 pgs
Fees:13.00 Taxes:545.75
20150505-0040787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $147,500.00.

Affiant

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

Subscribed and sworn before me this the 30th day of April, 2015.

Notary Public
My commission expires: 5-3-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob A Tipton	Primary Residential Mortgage	053-06-0B-134.00-CO
1825 Merritt St	1480 North 2200 West	
Old Hickory, TN 37138	Salt Lake City, Utah 84116	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON S. WEST AND WIFE, MELINDA WEST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACOB A TIPTON, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Phase 4B, Waterford R10 Residential P.U.D of record in Plat Book 7900, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron S. West by Warranty deed from Anita Louise Bell, now Bogar, married of record in Instrument No. 20020531-0066020 Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on May 31, 2002.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1825 Merritt St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 30th day of April, 2015.

Aaron S. West

Melinda West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron S. West and Melinda West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2015.

My commission expires:

1/15/17

Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

