BILL GARRETT, Davidson County
Trans:T20150065741 DEEDWARR
Recvd: 08/07/15 13:50 2 pgs
Fees:13.00 Taxes:119.46
20150807-0078987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $32,286.00 (Thirty Two Thousand Two Hundred Eighty Six).

AFFIANT

Subscribed to and sworn before me this 4th day of August, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Shannon K. Lofrumento 0 Cliff Drive Nashville, TN 37218	Shannon Lofrumento 2924 Vaulx Lane Nashville, TN 37204	07013011400

WARRANTY DEED

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, I/WE, **KRISTEN M. CHIPMAN, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHANNON K. LOFRUMENTO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Beginning at a point in the southeasterly margin of Cliff Drive, 150 feet southwest from the southwest corner of the property conveyed to May Wall St. Charles by deed from W. Frank Hagey, of record in Book 1586, Page 501, said Register's Office; thence with the margin of Cliff Drive, southwesterly 50 feet to a point in the north corner of the land that was conveyed by Thomas E. Scardina and wife, by deed to James Kendrick Head and wife, as of record in Book 1977, Page 382, said Register's Office; thence along their northeasterly line, southeasterly 285 feet, more or less, to the low water mark of the Cumberland River; thence, along the low water mark of said Cumberland River, northerly 50 feet, more or less, to a point; thence northwesterly 275 feet, more or less, to the point of beginning.

Being a portion of the property conveyed to Mary A. Greene and Kristen M. Greene, as tenants with survivorship obtaining by deed from James W. Hagey & wife, Betty Hagey of record in Book 10792, Page 306 and further conveyed to Kristen M. Chipman, married, by deed from Mary A. Greene of record in Instrument #20060901-0108674, Register's Office for Davidson County, Tennessee. Kristen M. Greene now known as Kristen M. Greene.

This is unimproved property which has never been the marital domicile by the Grantor(s).

Also being known as 0 Cliff Drive, Nashville, Tennessee 37218

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: 0 CLIFF DRIVE NASHVILLE, TN 37218

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015073951

WITNESS, this 3rd day of August, 2015

Kristen M. Chipman

STATE OF Florida)
COUNTY OF Pasco)

On this 3rd day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kristen M. Chipman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of August, 2015.

Notary Public Mary G. Castro

Commission Expires: _____

MARY G. CASTRO
MY COMMISSION # FF 011435
EXPIRES: May 5, 2017
Bonded Thru Notary Public Underwriters