Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150092197 DEEDWARR
Recvd: 10/29/15 10:36 2 pgs
Fees:13.00 Taxes:1387.50
20151029-0110092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Buck and Susan D. Buck, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan M. Sipe and Aimee S. Sipe, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1 on the Final Plat Cumberland Meadows, Section One, of record in Plat as Instrument No. 20040521-0059887, 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 Christopher Buck and Susan D. Buck, husband and wife by deed from Daniel R. Kocon and Bryan R. Berndt, in the amount of $366,000.00, dated September 6, 2013, of record as Instrument No. 20130909-0094992, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2712 Eastland Avenue, Nashville, TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of October, 2015.

Christopher Buck by Susan D Buck attny in fact

Christopher Buck by Susan D. Buck, Attorney-in-Fact

Susan D Buck

Susan D. Buck

State of Tennessee)
County of Davidson)

On this 16th day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan D. Buck, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 16th day of October, 2015, before me personally appeared Susan D. Buck, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Buck acknowledged that such person executed the same as the free act and deed of Christopher Buck.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of October, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

NEW OWNER:
Ryan Sipe
2712 Eastland Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
08405007400