BILL GARRETT, Davidson County
Trans:T20150093738 DEEDWARR
Recvd: 11/03/15 13:33 2 pgs
Fees:13.00 Taxes:610.13
20151103-0112022

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lloyd B. Chipps Jr.
1905 Peaceful Brook Drive
Antioch, TN 37013

MORTGAGEE
Farmington Financial Group,
2002 Richard Jones, Ste. 300A
Nashville, TN 37215

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164 16 0A
PARCEL 124.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Walter J. Szkwarok and wife, Rebecca L. Szkwarok,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lloyd B. Chipps Jr. and Deloris J. Chipps, husband and wife,** 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:

Land located in Davidson County, Tennessee, Being Lot No. 39 on the Plan of Section Five, Meadow Woods of record in Instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter J. Szkwarok and wife, Rebecca L. Szkwarok by Warranty Deed from Jerry Butler Builders, LLC, dated May 23, 2002, filed of record in Instrument No. 20020604-0067303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of Section Five Meadow Woods, of record in Instrument No. 20010830-0094506, as amended in Instrument No. 20010911-0098356, and Declaration of Covenants, Conditions and Restrictions of record in Book 10788, page 10; Right of Way Easement to Tennessee Electric Power Company of record in Book 437, page 38; Electrical Power Line Grant to Tennessee Electric Power Company of record in 4457, page 350; Right of Way for permanent ingress and egress of record in Book 4706, page 227, and Book 6938, page 738; Storm Water Detention Agreement of record in Book 11387, page 931; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010605-0058130 Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1905 Peaceful Brook Drive Antioch, TN 37013.**

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, 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 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 29th day of October, 2015.

Walter J. Szkwarok

Rebecca L. Szkwarok

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter J. Szkwarok and wife, Rebecca L. Szkwarok, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019