STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$268,600.00** (Two Hundred Sixty Eight Thousand Six Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of January, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160004490 DEEDWARR
Recvd: 01/19/16 10:37 3 pgs
Fees: 18.00 Taxes: 993.82
20160119-0004885

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:
Stephen C. Tippens and Patricia D. Tippens 104 Harrow Court Nashville, TN 37221	**SAME AS NEW OWNER**	14202009200

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, **GARY PHILLIP BROCK, JUDITH CORINNE NORLIN, GAIL A. BROCK, THOMAS JOSEPH BROCK, SEAN T. BROCK, AND SARAH LYNN BROCK,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEPHEN C. TIPPENS AND PATRICIA D. TIPPENS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Cross Timbers, Section 3, as shown on plat of record in Plat Book 4175, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Anne D. Brock by Warranty Deed from Raymond Gregg and wife, Dessie Gregg, of record in Instrument #20040806-0095244, Register's Office for Davidson County, Tennessee. The said Anne D. Brock having since died October 19, 2015 testate and pursuant to the Last Will and Testament of Anne D. Brock, the subject property to was devised to her sole Heirs-at-Law, Gary Phillip Brock, Judith Corinne Norlin, Gail A. Brock, Thomas Joseph Brock, Sean T. Brock and Sarah Lynn Brock as evidenced by Affidavit of Heirship of Anne D. Brock of record in Instrument No. 20160119-0004878 and Instrument No. 20160119-0004879, Register's Office for Davidson County, Tennessee.

Sarah Lynn Brock executes this instrument as Attorney-in-Fact on behalf of Gary Phillip Brock, pursuant to the Power of Attorney recorded in Instrument No. 20160119-0004883 Register's Office for Davidson County, Tennessee.

Sarah Lynn Brock executes this instrument as Attorney-in-Fact on behalf of Judith Corinne Norlin, pursuant to the Power of Attorney recorded in Instrument No. 20160119-0004880, Register's Office for Davidson County, Tennessee.

Sarah Lynn Brock executes this instrument as Attorney-in-Fact on behalf of Gail A. Brock, pursuant to the Power of Attorney recorded in Instrument No. 20160119-0004882, Register's Office for Davidson County, Tennessee.

Sarah Lynn Brock executes this instrument as Attorney-in-Fact on behalf of Thomas Joseph Brock, pursuant to the Power of Attorney recorded in Instrument No. 20160119-0004881, Register's Office for Davidson County, Tennessee.

Sarah Lynn Brock executes this instrument as Attorney-in-Fact on behalf of Sean T. Brock, pursuant to the Power of Attorney recorded in Instrument No. 20160119-0004884, Register's Office for Davidson County, Tennessee.

Being also known as 104 Harrow Court, Nashville, Tennessee 37221.

(1) SUBJECT TO ALL MATTERS ON THE PLAN OF REORD IN PLAT BOOK 4175, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (2) SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4242, PAGE 758 AND AMENDED IN BOOK 4318, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (3) SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHT-OF-WAY FOR PIBLIC UTILITIES. (4) SUBJECT TO RIGHT-OF-WAY OF HARROW COURT.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **104 HARROW COURT** **NASHVILLE, TN 37221**

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.

WITNESS, this 15th day of January, 2016

X Gary Phillip Brock
by: Sarah Lynn Brock, AIF
Gary Phillip Brock
By: Sarah Lynn Brock, as his Attorney-in-Fact

X Judith Corinne Norlin
by: Sarah Lynn Brock, AIF
Judith Corinne Norlin
By: Sarah Lynn Brock, as her Attorney-in-Fact

X Gail A. Brock
by: Sarah Lynn Brock, AIF
Gail A. Brock
By: Sarah Lynn Brock, as her Attorney-in-Fact

X Thomas Joseph Brock
by: Sarah Lynn Brock, AIF
Thomas Joseph Brock
By: Sarah Lynn Brock, as his Attorney-in-Fact

X Sean T. Brock
by: Sarah Lynn Brock, AIF
Sean T. Brock
By: Sarah Lynn Brock, as his Attorney-in-Fact

X Sarah Lynn Brock
Sarah Lynn Brock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sarah Lynn Brock**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Gary Phillip Brock, Judith Corinne Norlin, Gail A. Brock, Thomas Joseph Brock and Sean T. Brock** and acknowledged that she executed that same as the free act and deed of the said **Gary Phillip Brock, Judith Corinne Norlin, Gail A. Brock, Thomas Joseph Brock and Sean T. Brock.**

WITNESS my hand and official seal this the 15th day of January, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sarah Lynn Brock**, 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 purpose therein contained.

WITNESS my hand and official seal this the 15th day of January, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016