WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009597 DEEDWARR
Recvd: 02/04/16 10:46 2 pgs
Fees: 13.00 Taxes: 1102.60

20160204-0010849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2016

Notary Public:

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael J. Greenberg	Franklin American Mtg Co.	Parcel ID:
1204 Riverside Drive	6100 Tower Cir, Suite 600	05303007700
Old Hickory, TN 37138	Franklin, TN 37067	

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, we

Jon M. Kipp and wife, Christy L. Kipp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Greenberg , unmarried and Jennifer A. Douthwaite, an unmarried woman
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 in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Riverside Road, at the corner of Lots Nos. 16 and 17; thence with the line between said lots, westwardly 114.1 feet to the easterly margin of Overton Street; thence with the easterly margin of said Street, southwardly 98.4 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the northerly margin of 13th Street; thence with the northerly margin of said Street, eastwardly 94.7 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Riverside Road; thence with the westerly margin of said road, northwardly 97.7 feet to the beginning.

Being the same property conveyed to Jon M. Kipp and wife, Christy L. Kipp by deed from Richard C. Anderson and wife, Sara K. Anderson of record in Instrument 20051219-0151710, dated December 15, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1204 Riverside Drive, 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 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 2nd day of February, 2016.

Jon M. Kipp

Christy L. Kipp

STATE OF FLORIDA
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon M. Kipp and Christy L. Kipp, 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 2 day of February, 2016.

My Commission Expires: 3/12/18

Notary Public

JENNIFER SILVER
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100980
Bonded Through National Notary Assn.