WARRANTY DEED

File #2016020128

BETH ENGLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Trotter	Churchill Mortgage Corporation	135-16-0B-120.00
(NAME)	(NAME)	
642 Flintlock Ct.	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bryan Kipke and Karen M. Kipke, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Trotter, Single Man**, 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:

Being Unit No. 120, on the plan of Horizontal Property Regime, Private Element Plat, Woodbridge at Nashboro Village, Nashboro Village-Tract 11, as the same appears of record in Instrument No. 20021120-0143949, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Bryan Kipke and Karen M. Kipke, husband and wife as joint tenants, by Quitclaim Deed from Bryan Kipke, a married man, dated 06/13/2007, of record in Instrument No. 20070622-0074744, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20021120-0143949, said Register's Office.; Anchor Easement to Metro Government of Nashville & Davidson County as of record in Book 5563, Page 5, said Register's Office.; Declaration of taking to USA for J. Percy Priest Dam as of record in Book 4254, Page 410, said Register's Office.; Grant of Overhead Line Easement to Metro Nashville/Davidson County as of record in Book 11594, Page 299, Book 4815, Page 425, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20020820-0100403, said Register's Office.; Quitclaim Deed to HOA for Common Area as of record in Instrument No. 20021120-0144369, said Register's Office.; Design Standards for Nashboro Village Tract 11 as of record in Instrument No. 20020507-0056331, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20021104-0134724, Instrument No.20030610-0080281, Instrument No.20050520-0056888, said Register's Office.; By-Laws as of record in Instrument No. 20021106-0136459, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **642 Flintlock Ct, Nashville, TN 37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160024081 DEEDWARR
Recvd: 03/24/16 13:51 2 pgs
Fees:13.00 Taxes:436.60
20160324-0028041

Witness our hands this 18th day of March, 2016.

Bryan Kipke

Karen M. Kipke

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Bryan Kipke and Karen M. Kipke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

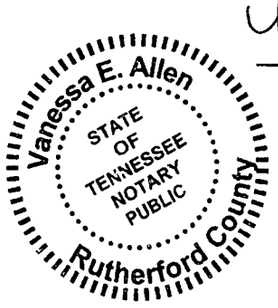
Witness my hand and official seal at office, this 18th day of March, 2016.

Commission expires:

4/18/18

Vanessa E. Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128