WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031942 DEEDWARR
Recvd: 04/19/16 12:08 2 pgs
Fees:13.00 Taxes:518.00
20160419-0037720

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/06/2019

(AFFIX SEAL)

File No.: ALW-15-1110

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Management Group, LLC	NEW OWNER	04108006300
(NAME)	(NAME)	
1728 General George Patton Dr., Ste 200		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LINDA GAYLE NIPP AND ROBERT G. NIPP, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PROPERTY MANAGEMENT GROUP, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Caudle - Nipp - Wright Subdivision, as of record in Book 7900, Page 313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Bluelake Enterprises Limited Partnership, a Tennessee Limited Partnership to Linda Gayle Nipp and Robert G. Nipp, as tenants in common, as recorded on the 21st day of December, 1999 in Instrument No. 199912210305802; part of Quitclaim Deed from J. Douglas Wright, Jr., and wife, Marilyn Joan Wright, and Linda Gayle Nipp and husband, Robert G. Nipp to Bluelake Enterprises Limited Partnership, a Tennessee limited partnership, as recorded on the 7th day of March, 1994 in Deed Book 9270, Page 661; part of Warranty Deed from J. Douglas Wright and wife, Willimae Wright to J. Douglas Wright, Jr. and wife, Marilyn Joan Wright, an one-half undivided interest and Linda Gayle Nipp and husband, Robert G. Nipp, an one-half undivided interest, as recorded on the 24th day of June, 1969 in Deed Book 4344, Page 541; part of Warranty Deed from J. Douglas Wright and wife, Willimae Wright to J. Douglas Wright, Jr. and wife, Marilyn Joan Wright, an one-half undivided interest and Linda Gayle Nipp and husband Robert G. Nipp, an one-half undivided interest, as recorded on the 30th day of December, 1974 in Deed Book 4877, Page 995, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1110 Old Hickory Blvd, Nashville, TN 37207
(House Number) (Street) (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 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. 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 my/our hand(s) this 14th day of April, 2016.

Linda Gayle Nipp

Robert G. Nipp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Gayle Nipp and Robert G. Nipp, the within named bargainor, 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 the 14th day of April, 2016.

Notary Public
My Commission Expires:

(SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171