WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041378 DEEDWARR
Recvd: 05/17/16 15:20 2 pgs
Fees:13.00 Taxes:910.20
20160517-0049324

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 2/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kanene D. Pipkin	new owner	Map 61-15
(NAME)	(NAME)	
3921 Baxter Ave		Parcel 30.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Garrett Jones and Kristen Jones, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kanene D. Pipkin and Jason D. Pipkin, wife and husband,** 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 the southerly 66 feet 8 inches of Lot No. 51 on the plan of the Subdivision of Maplewood Home Tract, as of record in Plat book 421, page 174, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 66 feet 8 inches on the westerly side of Baxter Street and runs back between parallel lines 225 feet to the rear of Lot No. 58 on said Plan.

Being the same property conveyed to Garrett Jones and Kristen Hutchingson, both unmarried by Warranty Deed from Peter J. Melvin and wife Meredith J. Melvin filed for record on March 15, 2013 as Instrument 20130315-0025848, Register's Office for Davidson County, Tennessee. The said Kristen Hutchingson has since married and now goes by the name of Kristen Jones.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 174, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3921 Baxter Ave, Nashville, TN 37216
(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.

Witness my/our hands this 16th day of May, 2016.

Garrett Jones

Kristen Jones

State of Tennessee
County of Davidson

Personally appeared before me Garrett Jones and Kristen Jones, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2016.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36631

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017