Bot 44

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PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160042913 DEEDWARR
Recvd: 05/23/16 10:08 2 pgs
Fees:13.00 Taxes:2358.75
20160523-0051172

W & I Ref: (DM) Title No.: 58274
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Matthew Rose Aileen S. Rose 3905 Valley Road Nashville 37205	New Owner

TAX MAP PARCEL NUMBERS: 10312025700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$637,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Cooper Tippens and Patricia DeSart Tippens, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Matthew Rose and Aileen S. Rose, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 7 of Block "E" on the Plan of Cherokee Park Subdivision No. 1, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the southeasterly side of Valley Road and runs back 159.15 feet on the easterly line and 160.83 feet on the westerly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Stephen Cooper Tippens and wife, Patricia DeSort Tippens and Mary Michael Tippens by Installment Deed from Floyd E. Preston and wife, Novella D. Preston, dated September 21, 1962 and recorded on September 28, 1962 of record in Book 3435, page 435, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 18, 1986, recorded on October 7, 1986 of record in Book 7001, page 857, said Register's Office Mary Michael Tippens Welch conveyed her interest in subject property to Stephen Cooper Tippens and wife, Patricia DeSort Tippens.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 169 and 170, said Register's Office, which Plan shows a 50, foot minimum building setback line from Valley Road, and a 5 foot easement for public utility purposes along the rear line(s) of said lot. Easement for driveway encroachment of record in Book 8695, page 375, said Register's Office. Easement for garage encroachment of record in Instrument No. 20090720-0067558, said Register's Office.

This is improved property, known as 3905 Valley Road, Nashville, TN

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2016.

Stephen Cooper Tippens

Patricia DeSart Tippens

State of Tennessee

County of Davidson

On this 27th day of May, 2016, before me the undersigned authority, personally appeared Stephen Cooper Tippens and Patricia DeSart Tippens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $637,500.00.

Affiant

Sworn and subscribed before me this 27th day of May, 2016.

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

My Commission Expires:

Notary