BILL GARRETT, Davidson County
Trans:T20160044321 DEEDWARR
Recvd: 05/26/16 08:39 2 pgs
Fees:13.00 Taxes:1461.50
20160526-0052913

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of May, 2016, by and between Richard Kurt Hippel and Rachel Lee Hippell, a married couple, party of the first part, and Laura Louise McNutt, _____, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Block No. 20 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Idaho Avenue at a point 50.0 feet west of the westerly margin of 52nd Avenue, North ; thence with the northerly margin of Idaho Avenue, westwardly 55.0 feet; thence northwardly and parallel with the westerly margin of 52nd Avenue, North , 150.0 feet to the southerly margin of an alley; thence with said alley, eastwardly 55.0 feet to a point 50.0 feet west of the westerly margin of 52nd Avenue North; thence soutwhardly 150.0 feet to the beginning.

Being all or part of the same property conveyed to Richard Kurt Hippel by virtue of that certain Warranty Deed dated June 24, 2011, at Instrument No. 20110627-0049009 in the Register's Office of Davidson County, Tennessee.

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(S), her/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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 421, Page 18 in said Register's Office, Tennessee; 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), her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard Kurt Hippel

Rachel Lee Hippell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Kurt Hippel and Rachel Lee Hippell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Laura Louise McNutt

Tax Parcel No 10303006100

Property Address: 5202 Idaho Ave
Nashville, TN 37209

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $395,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2016.

Amy Dieterle
Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY