Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Map Parcel # 104-14-H-57CO

WARRANTY DEED

Owner & Property Address:
MICHAEL F. KIPP and MARY ANN KIPP, Trustees,
MICHAEL F. KIPP REVOCABLE LIVING TRUST
MARY ANN KIPP and MICHAEL F. KIPP, Trustees,
MARY ANN KIPP REVOCABLE LIVING TRUST
411 Prestwick Court
Nashville, TN 37205

Mail Tax Statement to:
Mr. and Mrs. Michael Kipp
P.O. Box 50826
Nashville, TN 37205

The GRANTORS, **MICHAEL F. KIPP and wife, MARY ANN KIPP,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm their One-Half (1/2) undivided interest in the below-described property to:

MICHAEL F. KIPP and MARY ANN KIPP, Trustees, MICHAEL F. KIPP REVOCABLE LIVING TRUST, dated January 21, 2013

and the remaining One-Half (1/2) undivided interest to:

MARY ANN KIPP and MICHAEL F. KIPP, Trustees, MARY ANN KIPP REVOCABLE LIVING TRUST, dated January 21, 2013

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Not. 8 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, Page 969, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to party of the first part by Warranty Deed of record at Instrument No. 20121101-0100579 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: (See Attached Exhibit "A")

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.
SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

BILL GARRETT, Davidson County
Trans:T20170000211 DEEDWARR
Recvd: 01/03/17 11:15 3 pgs
Fees:17.00 Taxes:0.00
20170103-0000237

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 14th day of December, 2016 by the undersigned.

MICHAEL F. KIPP

MARY ANN KIPP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MICHAEL F. KIPP and MARY ANN KIPP, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office 14th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: _____

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 7-14-2019

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 7900, page 969 said Register's Office. As corrected in Book 10270, page 34, said Register's Office.
2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for The Fairways at Richland, of record in Book 9567, page 301, said Register's Office.
6. By-laws of Prestwick Association of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.
7. Deed of Easement of record in Book 9567, page 691, said Register's Office.
8. Designation and Agreement of Declarant of record in Book 9582, page 868, said Register's Office.
9. Rights of others in and to the common elements.
10. Sewer Easement of record in Book 3467, page 204, said Register's Office.
11. Terms, conditions and provisions contained in the charters of SWMA Association, Section C, Association, Prestwick Association, and the Fairways at Richland Association, filed with the Tennessee Secretary of State at Book 2937, pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations.
12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
13. Deed of conveyance of sanitary sewers and water mains in Book 10461, pages 775, 779 and 784, Register's Office for Davidson County, Tennessee.
14. P.U.D. Boundary Plat for Whitworth, of record in Book 6900, pages 840 and 841, Register's Office for Davidson County, Tennessee.