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

Map Parcel # 91-6-366

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
5524 Kentucky Avenue
Nashville, TN 37209

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 No. 1501 of Block 200 on the map showing extension of Plan No. 1 West Nashville, as of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to party of the first part by Warranty Deed of record at Instrument No. 20141002-0091294 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 57, page 173, said Register's Office.

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.

BILL GARRETT, Davidson County
Trans:T20170000211 DEEDWARR
Recvd: 01/03/17 11:16 2 pgs
Fees:12.00 Taxes:0.00
20170103-0000238

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.

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
MICHAEL F. KIPP

Mary Ann 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 this 14th day of December, 2016.

Katina H. Gaines
NOTARY PUBLIC

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 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).