BILL GARRETT, Davidson County
Trans:T20170015426 DEEDWARR
Recvd: 02/21/17 15:57 3 pgs
Fees:17.00 Taxes:0.00
20170221-0017561

(Space above reserved for Recorder of Deeds certification)

Prepared By:	Mike Munnerlyn, P.A. Attorneys at Law 1405 N. Pierce, Suite 204 Little Rock, Arkansas 72207 (501) 663-5620
Title of Document:	Warranty Deed
Date of Document:	February 7, 2017
Grantor:	Judith Chipman
Grantee:	Chipman Family Revocable Trust
Grantee Mailing Address:	6000 Battle Trail, Little Rock, Arkansas 72223
Prior Instrument No.:	20161101-0115347
Map and Parcel No.	092 16 0D 619.00

Legal Description: Land in Davidson County, Tennessee, being Unit No. 619, together with the appurtenant interest in the common elements of the Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bristol on Broadway, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

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Grantor(s) Name, Address, phone:
Judith Chipman
6000 Battle Trail, Little Rock, Arkansas 72223
(501) 993-2172

Grantee's Name, Address, phone:
Chipman Family Revocable Trust
c/o Judith A. Chipman, Trustee
6000 Battle Trail, Little Rock, Arkansas 72223
(501) 993-2172

SEND TAX STATEMENTS TO GRANTEE

WARRANTY DEED
(Unmarried Person to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS INDENTURE, made on the 7th day of February, 2017, for valuable consideration of Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JUDITH CHIPMAN** a/k/a **JUDITH A. CHIPMAN**, an unmarried person, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, confirm, and warrant unto **JUDITH A. CHIPMAN, TRUSTEE OF THE CHIPMAN FAMILY REVOCABLE TRUST**, originally dated September 21, 2009, as amended on June 8, 2016, hereinafter "Grantee", all of her interests in the following lots, tracts or parcels, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 619, together with the appurtenant interest in the common elements of the Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bristol on Broadway, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.
>
> Prior instrument reference: Instrument No.: 20161101-0115347

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to its successors and assigns, forever; Grantor hereby covenanting that said premises are free and clear of any encumbrances and that Grantor and the heirs, executors, and administrators of Grantor shall and will warrant and defend the title to the premises, unto the said Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS our hands this the 7th day of February, 2017.

Grantor
JUDITH CHIPMAN a/k/a **JUDITH A. CHIPMAN**

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 7th day of February, 2017, before me, Mike Munnerlyn, a notary public in and for said state, personally appeared **JUDITH CHIPMAN** a/k/a **JUDITH A. CHIPMAN,** known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that she executed the same for the purposes therein contained.

MIKE MUNNERLYN
COMM. EXP.
7-25-2017
No. 12361400
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mike Munnerlyn, Notary Public

My Commission Expires: 07/25/2017

Recording Information for Official Use Only: