BILL GARRETT, Davidson County
Trans:T20170017614 DEEDWARR
Recvd: 03/01/17 10:54 2 pgs
Fees:13.00 Taxes:1091.13
20170301-0020138

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 173080A01300CO

NAME & ADDRESS OF NEW OWNER:
Timothy Jay Tipps
5640 Deer Valley Trail
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GLYNE A. GRIFFITH, A MARRIED MAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **TIMOTHY JAY TIPPS, A SINGLE PERSON** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tenenssee, being Lot No. 33, on the Final Plat, Section One of Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Glyne A. Griffith, a married man, from Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed dated 09/15/2006, and recorded in Instrument No. 20060919-0016108, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee.; Charter of Deer Valley Homeowners Association of record in 20021212-0153692, Register's Office for Davidson County, Tennessee.; Conveyance of common area of record in Instrument No. 20040224-0020945, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and in 20020627-0077608, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Deer Valley Subdivision of record in Instrument No. 20021212-0153693, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Sanitary Sewer and/or storm drainage easement to of record in Deed Book 20001205-0019205, Register's Office for Davidson County, Tennessee.; Subject property is located in a Planned Unit Development.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

This is improved property known as 5640 Deer Valley Trail, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of February, 2017.

Glyne A. Griffith

Olivia Griffith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Glyne A. Griffith and Olivia Griffith, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of February, 2017.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM EXP. 06-30-2018

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $294,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of February, 2017.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NOTARY PUBLIC

My Commission Expires:

---------- [Space Below This Line For Recording Data] ----------