Box# 14
G#29595-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029103 DEEDWARR
Recvd: 04/06/17 11:17 2 pgs
Fees:13.00 Taxes:330.41
20170406-0033788

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $89,300.00

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mitchell Ray Tippit	**"New Owner"**	**Map 136-10-0-B Parcel 067.00co**
3563 Seneca Forest Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia Anne Grahl, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchell Ray Tippit, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of the same Condominium Apartment in Davidson County, Tennessee, being Unit No.29 as specified on the Plat shown in the Master Deed, on the Plan of Revision of Lots 21-32, 39&40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Priest Lake Forest Condominiums, of record under Book 5931, Page 645 and supplemental in Book 6145, Page 435 and amended in Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Priest Lake Forest Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Book 5931, Page 645 and supplemental in Book 6145, Page 435 and amended in Instrument No. 20090602-0050792, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Patricia Anne Grahl, by Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated November 25, 2014, of record in Instrument No. 20141208-0111980, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Patricia Anne Grahl, pursuant to a Power of Attorney, of record in Instrument No. 20170327-0029602, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 49, amendment and change of Plat of record in Book 9773, Page 172, said Register's Office for Davidson County, Tennessee;

2) Master Deed of Priest Lake Forest Homeowners' Association, Inc. of record in Book 5931, Page 645, and supplemental in Book 6145, Page 435, and in Book 6199, Page 270, and amended in Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee;

3) By-Laws of Priest Lake Forest Homeowner's Association, Inc., of record in Book 5931, Page 677, Register's Office for Davidson County, Tennessee;

4) Dedication of common areas to Priest Lake Forest Homeowner's Association, of record in In Book 9735, Page 744, Register's Office for Davidson County, Tennessee;

5) Taxes for the current year have been prorated and assumed by the Grantee herein and subsequent years not, yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **3563 Seneca Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **5th** day of **April, 2017.**

Patricia anne Grahl
By Lori Lynn Grahl, atty in fact

Patricia Anne Grahl

By: _____
Lori Lynn Grahl, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **LORI LYNN GRAHL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **PATRICIA ANNE GRAHL** , and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **PATRICIA ANNE GRAHL** for the purpose therein contained, by signing the name of **PATRICIA ANNE GRAHL** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **April, 2017.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21