RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170349

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035045 DEEDWARR
Recvd: 04/26/17 09:45 3 pgs
Fees:18.00 Taxes:609.39
20170426-0040792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,700.00.

~~AFFIANT~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Lipford 407 Hadley Avenue Old Hickory, TN 37138	Same address as new owner	044 11 0B 002.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Four Thousand Seven Hundred and 00/100 Dollars ($164,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BEN WILSON AND SCOTT BAKER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID H. LIPFORD, A MARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 407 of Homes at 404 Lawrence and 407 Hadley, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument #20161221-0134189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben Wilson, a married man and Scott Baker, a married man, as tenants in common with rights of survivorship, by Warranty Deed from Solution Capital LLC, dated 3/6/2017, recorded 3/14/2017, of record in Instrument #20170314-0025018, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 407 Hadley Avenue, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Said property was never occupied as Grantors' marital residence.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD 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 covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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

WITNESS MY/OUR HANDS, this the 24th day of April, 2017.

Ben Wilson by Scott Baker, Attorney in Fact

BEN WILSON BY SCOTT BAKER, ATTORNEY-IN-FACT

SCOTT BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of April, 2017.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of April, 2017, before me, appeared Scott Baker, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Ben Wilson and that said instrument was signed in behalf of the said Ben Wilson by himself as his attorney-in-fact.
Witness my hand at office this the day and year above written.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY