39B

BILL GARRETT, Davidson County
Trans:T20170036457 DEEDWARR
Recvd: 05/01/17 12:31 4 pgs
Fees:23.00 Taxes:1369.00
20170501-0042504

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
779247 453815-000664
Kathleen Shea

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Hafiz Muhammad Sibtain Samina Ahmad Sibtain	(NAME) Highlands Residential Mortgage	180-04-0B-119.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 3612 Fairmeadows Court	(STREET ADDRESS) 12001 N. Central Expressway #750	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP) Dallas, TX 75243	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jamie Hill Tipps and Brian Allen Tipps, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Hafiz Muhammad Sibtain and Samina Ahmad Sibtain * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
*Husband and Wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.
(See legal description)

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 370,000.00

Affiant

Subscribed and sworn to before me this the 28th day of April 2017

Notary Public

My commission expires: 5/8/18 (Affix Seal)

POSTON-WILLIAMSON ANGELA Y. TN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

This is unimproved ( ), known as 3612 Fairmeadows Court, Nashville, TN 37211
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 20th day of JANUARY, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Jamie Hill Tipps
Jamie Hill Tipps

X Brian Allen Tipps
Brian Allen Tipps

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, NANCY F. MALONE, a Notary Public in and for said County and State, Jamie Hill Tipps, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of JANUARY, 2017.

✓ Nancy F. Malone
Notary Public

(This area for official notarial seal)

My Commission Expires: ✓

NANCY F. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2017

Page 3 Warranty Deed Acknowledgment

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, NANCY F. MALONE, a Notary Public in and for said County and State, Brian Allen Tipps, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of JANUARY, 2017.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓

NANCY F. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2017

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Brookview Forest, Phase IV of record in Plat at Instrument No. 20061107-0138639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Allen Tipps and wife, Jamie Hill Tipps by Warranty deed from Bruce A. Burlason and wife, Alexandra B. Burlason of record in Instrument No. 20130730-0079069 and Scrivener's Affidavit of Correction recorded in Instrument No. 20131016-0108230 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 30, 2013.