Davidson County DEEDWARR
Recvd: 05/22/17 10:36 3 pgs
Fees:18.00 Taxes:703.00

20170522-0050430

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public
My commission expires: 3/3/19

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

04-1704-56415

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Phillip F. Hood 837 Eastern Pkwy Louisville, KY 40217	Same as New Owner	148-08-0-076.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connie Flippo**, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phillip F. Hood**, a Single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Section One, Oakwood Terrace, of record in Book 4460, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with the driveway easement as described in Book 4656, Page 958, said Register's Office.

Being the same property conveyed to Johnnie R. Flippo, an unmarried person by deed from Monica Miller and husband, Barry W. Miller, dated March 1, 2001, recorded March 5, 2001, of record in Instrument No. 20010305-0020456, Register's Office for Davidson County, Tennessee. The said Johnnie R. Flippo having since died intestate on August 23, 2015. The Last Will and Testament of Johnnie Flippo was admitted to probate for the limited purpose of establishing muniment of title by the Seventh Circuit Court for Davidson County, Tennessee, Case No. 17P800. Said Last Will and Testament of Jonnie Flippo devises title in the subject property to Connie Flippo, his surviving spouse.

Johnnie R. Flippo, Johnnie Ray Flippo and Johnnie Flippo are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 845 Oakwood Terrace, Antioch, TN 37013.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2017.

Connie Flippo

Connie Flippo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Connie Flippo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 18th day of May, 2017.

State of Tennessee at Large

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/15/2021

