BILL GARRETT, Davidson County
Trans:T20170048298 DEEDWARR
Recvd: 06/07/17 08:36 2 pgs
Fees:13.00 Taxes:1664.63
20170607-0056767

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,900.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of June 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nita Chapman and Jayne Titen, Co-Trustees	**NEW OWNER**	**172-10-0B-079.00**
6205 Palomar Court		
Nashville, TN 37211		

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,
TYLER LIPOFSKI AND KRISTEN SCHRENK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Nita Marie Chapman and Jayne Titen, Co-Trustees of the Titen/Chapman Living Trust dated Dec 12, 2002
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled Christiansted Valley, Phase 1, Revision 1, of record as Instrument No. 20000215-0015419 and in Instrument No. 20000215-0015150 and Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TYLER LIPOFSKI AND KRISTEN SCHRENK, HUSBAND AND WIFE, by deed from KAREN H. KIRBY, AN UNMARRIED WOMAN, of record as Instrument No. 20160627-0065418, dated June 23, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6205 Palomar Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 24th day of May, 2017.

TYLER LIPOFSKI

KRISTEN SCHRENK

State of Tennessee
County of Davidson

On this 24th day of May, 2017, before me personally appeared, **TYLER LIPOFSKI AND KRISTEN SCHRENK, HUSBAND AND WIFE,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY