Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170049307 DEEDWARR
Recvd: 06/09/17 09:31 2 pgs
Fees:13.00 Taxes:444.00
20170609-0057903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 2017.

Notary Public
My Commission Expires: 04/06/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

17-0219

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael S. Tippens	SAME	
622 Weatherbeaten Place		064 12 0A 62200 CO
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Betty Graves and Barbara Gale Hughes and Clifford D. Graves, Jr., Heirs and Devisees of C.D. Graves, Sr.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael S. Tippens and wife Elizabeth A. Tippens,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 718 on the Plan of Fox Run Condominiums, Second Revision, a portion of Section 2 of record in Plat Book 6250, Page 118, revising Plat Book 5200, Page 357, 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 C. D. Graves, Sr. and wife, Ruth E. Graves by warranty deed from Fox Run Company, Inc. of record in Book 7311, page 801, Register's Office for Davidson County, Tennessee, dated 07/07/1987 and recorded on 07/31/1987. The said Ruth E. Graves pre-deceased C. D. Graves, Sr.; C. D. Graves, Sr. AKA Clifford D. Graves, Sr., died February 5th, 2005, and by his will in case no. 05P595 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised this property to his wife, Betty Graves

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **622 Weatherbeaten Place, Hermitage, TN 37076.**

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 and

assigns, forever; and we do covenant with 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 our hands this 7th day of June, 2017.

Betty Graves

Barbara Gale Hughes

Clifford D. Graves, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Betty Graves and Barbara Gale Hughes and Clifford D. Graves, Jr.**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of June, 2017.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/21