29740-8 Box 14

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33659-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 19th day of June, 2017. Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brad Alan Turcotte Susan Thompson Turcotte 1212 Vintage Place Nashville, TN 37215	**Send Tax Bills To:** Farmington Mortgage, a Div of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 145-05-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Waymon R. Tipton, Trustee for The Waymon R. Tipton Revocable Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Alan Turcotte and Susan Thompson Turcotte, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1212 Vintage Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170052807 DEEDWARR
Recvd: 06/20/17 14:18 3 pgs
Fees:18.00 Taxes:4255.00
20170620-0062042

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of June, 2017.

Waymon R. Tipton, Trustee of the Waymon R. Tipton Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Waymon R. Tipton, Trustee, 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 19th day of June, 2017.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Vintage Place, as of record in Plat Book 4460, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made fo a more complete description.

Being the same property conveyed to Waymon R. Tipton, Trustee for The Waymon R. Tipton Revocable Trust by deed dated July 15, 1998 from Norman D. Hasty and wife, Kathryn T. Hasty of record in Book 11024, page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017 which have been prorated and assumed by Grantees. Map and Parcel No. 145 05 0 023 00.
2. All matters appearing on the Plan of record as Book 4460, page 148, Register's Office for Davidson County, Tennessee.