THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512106** BILL GARRETT, Davidson County Trans:T20170053475 DEEDWARR Recvd: 06/22/17 10:03 2 pgs Fees:13.00 Taxes:832.13 20170622-0062840	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $224,900.00. Affiant Subscribed and sworn to before me, this19th day of June, 2017. Notary Public My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Jordan Alexander Tipton 7277 CHARLOTTE PIKE, UNIT 118 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114080CO1000CO

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, **Crystal E. Helton n/k/a Crystal Parrish, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Alexander Tipton, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain property in Davidson County, TN, described as Unit No. 10 of West Park, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on the plat of West Park, Phase 1, recorded in Instrument No. 20040624-0075135, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040304-0024541 as amended in Instrument No 20041221-0151636, Instrument No. 20050222-0018812 and supplemented in Instrument No. 20060202-0013378, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West Park, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and supplemented in Instrument No. 20060202-0013378, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Crystal E. Helton, an unmarried individual by Warranty Deed from Leigh Morrison, a.k.a. Andrea L. Morrison, unmarried, recorded on the 29th day of May, 2012 in Instrument No. 20120529-0045850, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, PHASE 1, as recorded in Instrument No. 20040624-0075135 and Boundary Plat recorded at Instrument No. 20040624-0075136.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541, amended at Instrument Nos. 20041221-0151636 and 20050222-0018812 and Instrument No. 20060202-0013378.

Stormwater Detention Agreement recorded at Instrument No. 20030530-0073233.

Easement for Overhand for Electric Power Lines, recorded in Book 6301, Page 684.

This is improved property located at 7277 CHARLOTTE PIKE, UNIT 118 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

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

Crystal E. Helton n/k/a Crystal Parrish

Neal Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Crystal E. Helton n/k/a Crystal Parrish and Neal Parrish with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public