Davidson County DEEDWARR
Recvd: 06/27/17 14:43 3 pgs
Fees:18.00 Taxes:1143.30
20170627-0064742

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$305,000.00** (Three Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of June, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/10/19

DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mary Kate Jordan 118 37th Avenue North Nashville, TN 37209	New Owner	10401030400

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, I/WE, **JEFFREY LIPSCOMB AND SPOUSE, LORI LIPSCOMB**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARY KATE JORDAN**, HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: *unmarried

Land in Davidson County, Tennessee, Being the westerly part of Lot No. 164 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, being more particularly described according to a survey made by W.B. Southgate as follows:

Beginning at a cross on a natural rock at the southeast corner of 37th Avenue North and Nebraska Avenue; thence east, along the south side of Nebraska Avenue, 87 feet to a stake; thence southerly and parallel with the east line of Lot 164, 88 feet to a stake in the south line of said lot; thence westerly along said south line120 feet 6 inches to an iron pin on the east line of 37th Avenue North; thence northerly along said line 55 feet to the point of beginning.

Being the same property conveyed to Travis Christman and Jeffrey Lipscomb and spouse, Lori Lipscomb by deed dated December 14, 2012, from Kimmy D. Wix, unmarried, of record in Instrument No. 20121221-0117991 and further conveyed to Jeffrey Lipscomb and Lori Lipscomb by deed from Travis Christman of record in Instrument No. 20170411-0035468, dated February 14, 2017 and recorded April 11, 2017, Register's Office for Davidson County, Tennessee.

Being also known as 118 37th Avenue North, Nashville, Tennessee 37209.

Lori Lipscomb executes this instrument as Attorney-in-Fact on behalf of Jeffrey Lipscomb, pursuant to the Power of Attorney recorded in Instrument No. 20170627-0064741, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	{ X } IMPROVED ( ) UNIMPROVED	Property known as: **118 37TH AVENUE NORTH** **NASHVILLE, TN 37209**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of June, 2017

Jeffrey Lipscomb

Lori Lipscomb

By_____, Attorney in Fact
Lori Lipscomb, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of June, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori Lipscomb,** as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of Jeffrey Lipscomb, and acknowledged that she executed the same as the free act and deed of the said Jeffrey Lipscomb.

Witness my hand and official seal on this the 23rd day of June, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of June, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori Lipscomb** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of June, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

True Copy Certification

I, Kristen Traini, 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 herewith 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

