WARRANTY DEED

Bill Garrett Davidson County
Batch# 6236 DEEDWARR
10/02/2017 09:15:25 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20171002-0100249

O-SR-17-411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELBERTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/6/2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelley A. Schoenecker	new owner	
(NAME)	(NAME)	**104-14-0H-057.CO**
411 Prestwick Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN KIPP, SUCCESSOR TRUSTEE OF THE MICHAEL F. KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013 AND MARY ANN KIPP, TRUSTEE OF THE MARY ANN KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELLEY A. SCHOENECKER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Whitworth Phase 3, Section 2 of record in Plat Book 7900, Page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, 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 Michael F. Kipp and Mary Ann Kipp, Trustees, Michael F. Kipp Revocable Living Trust, dated January 21, 2013 and the remaining One-Half (1/2) undivided interest to Mary Ann Kipp and Michael F. Kipp, Trustees, Mary Ann Kipp Revocable Living Trust, dated January 21, 2013 by Warranty deed from Michael F. Kipp and wife, Mary Ann Kipp of record in Instrument No. 20170103-0000237 Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on January 3, 2017. The Said Michael F. Kipp having died January 13, 2017 leaving Mary Ann Kipp as Successor Trustee of the Michael F. Kipp Revocable Living Trust, dated January 21, 2013 and the Mary Ann Kipp Revocable Living Trust, dated January 21, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- All matters shown on the Plan of record in Book 7900, page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8830, page 249, Book 9144, page 153, Book 9567, pages 185, 216, 259 and 301, Book 9778, page 27, Book 10503, page 139, and in Instrument Number 20100615-0046543, and Instrument No. 20170720-0073719 Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 8026, page 335, amended in Instrument Number 20020812-0097386 and in Instrument Number 20100615-0046543, Register's Office for Davidson County, Tennessee;
- Dedication of common area of record in Book 9778, page 29, Register's Office for Davidson County, Tennessee;
- Charter of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee;
- Easement of record in Book 3467, page 194, Register's Office for Davidson County, Tennessee;
- Easement of record in Book 3505, page 338, Register's Office for Davidson County, Tennessee;
- Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee;
- Deed of Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee;
- Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office for Davidson

County, Tennessee;
- Easement for Sewer of record in Book 3467, page 204, Register's Office for Davidson County, Tennessee;
- Easement Agreement for drainage of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee;
- Deeds of Conveyance of sanitary sewers and water mains of record in Book 10461, page 775 , 779 and 784, Register's Office for Davidson County, Tennessee;
- PUD Boundary Plat of record in Book 6900, pages 840 and 841, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **411 Prestwick Court, Nashville, Tennessee 37205**.

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. 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 the 28th DAY OF SEPTEMBER, 2017.

Michael F. Kipp Revocable Living Trust, Dated January 21, 2013

BY: Mary Ann Kipp
Mary Ann Kipp
Successor Trustee

Mary Ann Kipp Revocable Living Trust, Dated January 21, 2013

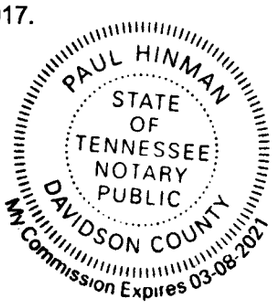
BY: Mary Ann Kipp
Mary Ann Kipp
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN KIPP, SUCCESSOR TRUSTEE of MICHAEL F. KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

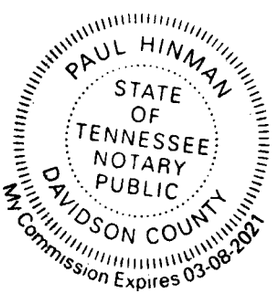


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN KIPP, TRUSTEE of MARY ANN KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212