WARRANTY DEED

Bill Garrett Davidson County
Batch# 34083 DEEDWARR
12/06/2017 10:52:36 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20171206-0124439

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kami Marie Litchfield	Kami Marie Litchfield	098100A001.00CO
(NAME)	(NAME)	
6000 Hagars Grove Pass	6000 Hagars Grove Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, we, **Mike Gipson and Hallie I. Gipson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kami Marie Litchfield and Jason Michael Mowery, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Phase One, Hagars Grove, of record in Instrument 20040614-0069738, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Subject to: (1) All matters as set forth per plat of record in Instrument 20040614-0069738, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200406030065607, Register's Office for Davidson County, Tennessee; (3) Stormwater Detention Agreement of record in Instrument 200306030075394, Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200308270124254, Register's Office for Davidson County, Tennessee; (5) Charter of the Homeowners Association of record in Instrument 200406180072535, Register's Office for Davidson County, Tennessee; and (6) Quitclaim Deed to the Homeowner's Association of record in Instrument 200812300123440, Register's Office for Davidson County, Tennessee. **Being the same property conveyed to Mike Gipson and Hallie I. Gipson, by Warranty Deed from Melvin A. Hagar and Deborah K. Hagar of record in Instrument #20151030-0110675, Register's Office for Davidson County TN.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6000 Hagars Grove Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 29 day of Nov, 2017.

Mike Gipson

Mike Gipson

Hallie I. Gipson

Hallie I. Gipson

State of Tennessee
County of Wilson

Personally appeared before me Mike Gipson and Hallie I. Gipson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON