WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1148

WARRANTY DEED

Bill Garrett Davidson County
Batch# 43125 DEEDWARR
01/02/2018 10:13:00 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20180102-0000180

B-KW-17-800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

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

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.20
(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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)
John Robert Holley and Selina Grace Harrison	SunTrust Mortgage	
(NAME)	(NAME)	
800 Tintern Abbott Court	1001 Semmes Ave RVW5093	**161-10-0B-182.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond VA 23224	
(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, **RACHAEL GIPSON, UNMARRIED AND JOSEPH GIPSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ROBERT HOLLEY, UNMARRIED AND SELINA GRACE HARRISON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 28 on the Plan of Final Plat of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, revised in Instrument Number 20031219-0181287 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 Rachael Gipson, unmarried and Joseph Gipson, married as tenants in common with right of survivorship by Warranty deed from Brian A. Hypnar and Amber Hypnar of record in Instrument No. 20150505-0040730 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015. Said property is not and has never been the primary marital residence of the said Joseph Gipson.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood HOA of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Summit HOA of record in Instrument No. 20000606-0056067, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA of record in Instrument No. 20012140-122894, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073412, Register's Office for Davidson County, Tennessee.
- Easement for Ingress & Egress easement of record in Book 11076, Page (s) 537 and 661 and Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090508-0042538 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **800 Tintern Abbott Court, Nashville, Tennessee 37211**.

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 DECEMBER, 2017.

Rachael Gipson

Joseph Gipson by Rachael Gipson, his attorney in fact

Joseph Gipson by Rachael Gipson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL GIPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL GIPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH GIPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH GIPSON.

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

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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