Bill Garrett Davidson County
Batch# 44060 DEEDWARR
01/03/2018 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20180103-0001043

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34008-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2017. Notary Public My Commission Expires

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCT 7, 2019

WARRANTY DEED

Address New Owner: Edward Hughes Tipton Elizabeth Tipton 218 54th Avenue North Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 03 0 034 00

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, **Shane A. Williams and wife, Whitney L. Williams**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward H. Tipton and Elizabeth T. Tipton, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 54th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of December, 2017.

Shane A. Williams, by Whit Clark, his Attorney-in-fact

Whitney L. Williams, by White Clark, her 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, Whit Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Shane A. Williams and Whitney L. Williams, and he is authorized by Shane A. Williams and Whitney L. Williams to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of December, 2017.

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 7 and Lot No. 8 and part of the right of way of the N.C. & St. L. Railroad (now abandoned) on the map showing the subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the easterly margin of 54th Avenue North (formerly Richland Avenue), at the southwesterly corner of a tract of land conveyed to Oscar Ellies Allbert and wife, by deed of record in Book 2272, page 243, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Allbert property eastwardly 194.0 feet to an iron pin; thence southerly 50.5 feet to an iron pin, being the northeasterly corner of a tract of land conveyed to Roy McClelland Westcott and wife, of record in Book 2270, page 599, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of the Westcott Property 178.0 feet to an iron pin in the easterly margin of 54th Avenue North; thence with the margin of said Avenue northwesterly 60.5 feet the point of beginning.

Being the same property conveyed to Shane A. Williams and wife, Whitney L. Williams by deed dated January 15, 2016 from Joshua P. Eaves and Sarah F. Eaves, husband and wife, of record in Instrument No. 20160119-0005212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 103 03 0 034 00.
2. All matters appearing on the Plan of record as Book 421, page 87, Register's Office for Davidson County, Tennessee.
3. Easement for driveway of record in Book 4412, page 745, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20050509-0052167, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal