WARRANTY DEED

Bill Garrett Davidson County
Batch# 44727 DEEDWARR
01/05/2018 10:15:03 AM 2 pgs
Fees: $13.00 Taxes: $780.70

20180105-0001634

Y-SB-17-6301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Cory Hipps	**New Owner**	
(NAME)	(NAME)	
303 Gregg St.		**151-09-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Houston, TX 77020		
(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, **ROBBIE MORGANFIELD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY HIPPS, AN UNMARRIED MAN,** 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. 16 on the Plan of Final Plat, Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development of record in Plat Book 7900, Page (s) 829 through 831, inclusive, 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 Robbie Morganfield by Cash Deed for Tennessee deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20030410-0047921 Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 10, 2003.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 829 through 831, inclusive, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 9430, Page 251, Book 9534, Page 938 and Book 9534, Page 942, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9430, Page 279, in the Register's Office for Davidson County, Tennessee.
- Charter for Long Hunter Chase Homeowners Association, Inc. of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas Conveyance of record in Book 9649, Page 764, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 946 and Book 9988, Page 950, 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: **6301 Paddington Way, Antioch, Tennessee 37013**.

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 29th DAY OF DECEMBER, 2017.

Robbie Morganfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBBIE MORGANFIELD, 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 29th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , 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 29th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212