(3)

Bill Garrett Davidson County
Batch# 46600 DEEDWARR
01/10/2018 11:38:31 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180110-0003352

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2097

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Marsha J Cazdar
Affiant

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2017

M. Catherine Clearwaters
Notary Public
Commission Expires: 3-8-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Chipouras 123 Carriage Court Brentwood, TN 37027	NEW OWNER	171-03-0B-167.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Kate Case, Trustee of the Mary Jane Cherry Case Trust dated April 22, 2017

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Chipouras and Paige Chipouras

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of "Carriage Homes of Fredericksburg" Townhomes of Fredericksburg, Revision One, Phase Two, Section Five of record in Plat Book 9700, Page 578 and revised in Instrument No. 20000804-0077800, 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 Jane C. Case by Warranty Deed from Mark R. Thomson, unmarried of record in Instrument No. 20001215-0123442, Register's Office for Davidson County, Tennessee, dated December 14, 2000 and recorded on December 15, 2000.

Being the same property conveyed to Mary Kate Case, Trustee of the Mary Jane Cherry Case Trust, dated April 22, 2017, by Quit Claim Deed from Mary Kate Case, Attorney in Fact of Mary Jane Cherry Case and the Trustee of the Mary Jane Cherry Case Trust, of record in Instrument No. 20180110-0003351, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 123 Carriage Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of December, 2017.

Mary Kate Case, Trustee

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Kate Case, Trustee for the Mary Jane Cherry Case Trust dated April 22, 2017** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2017.

Notary Public
My Commission Expires: 05/21/2019

(Notary Seal)

CHRISTOPHER DWAYNE ARCHIE
MY COMMISSION EXPIRES
May 21, 2019