TPrepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1040

Bill Garrett Davidson County
Batch# 54200 DEEDWARR
02/02/2018 12:01:13 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20180202-0010859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Anne Tippins and Chaz Tippins, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian T. Casey, an unmarried person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Horton Heights, of record in Book 2133, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Anne Tippins and Chaz Tippins, wife and husband, by QC Deed from Barabara Anne Whiting and Chaz Tippins, as joint tenants with right of survivorship, dated September 19, 2014 of record on Instrument No. 20141002-0091293, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Anne Whiting and Chaz Tippins, as joint tenants with the right of survivorship, by deed from Chen Ken Karger, unmarried, dated February 27, 2014, of record in Instrument No. 20140305-0018517 and Scrivener's Affidavit of record in Instrument No. 20140828-0078576, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 836 Brook Hollow Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of January, 2018.

Barbara Anne Tippins

Chaz Tippins

State of Tennessee)
County of Davidson)

On this 31st day of January, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara Anne Tippins and Chaz Tippins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 400,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of January, 2018.

Notary Public

My Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

NEW OWNER:
Brian T. Casey
836 Brook Hollow Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Same/New Owner

TAX MAP-PARCEL #:
102-12-0-030.00