This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-17-1282

Bill Garrett Davidson County
Batch# 55676 DEEDWARR
02/05/2018 03:12:12 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180205-0011674

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2018

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Kipke and Karen Kipke 1338 Ardee Avenue Nashville, TN 37216	new owner	061-16-0-298.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Randy Morton and Patricia Morton, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan Kipke and Karen Kipke, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly parts of Lots Nos. 42 and 43 of Block "D" on the plan of the resubdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County. Said parts of Lots Nos. 42 and 43 front together 158 feet on the westerly side of Sunnymeade Avenue and run back 115 feet on the northerly line with the southerly margin of Ardee Avenue and 55 feet on the southerly line, to a dead line in the rear, measuring 140 feet thereon.

Being the same property conveyed by Warranty Deed from Burnice T. Hamblin and wife, Louise B. Hamblin to Robert F. Davis and wife, Mary Nell Davis, as recorded on the 17th day of September, 1968 in Deed Book 4269, Page 488, in the Register's Office of Davidson County, Tennessee. Mary Nell Davis having died on April 13, 2010. Further being the same property conveyed by Quitclaim Deed from Robert F. Davis to Randy Morton and wife, Patricia Morton, as recorded on the 23rd day of November, 2010 in Instrument No. 20101123-0093828, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1338 Ardee Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 this 31st day of January, 2018.

GRANTOR:

X _____
Randy Morton

X _____
Patricia Morton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Morton and Patricia Morton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and ~~seal at~~ office this 31st day of January, 2018.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: 2-25-20