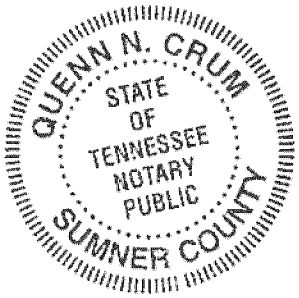
Bill Garrett Davidson County
Batch# 82368 DEEDWARR
04/18/2018 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180418-0036539

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURNED:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Curtis Piper and Cheryl Piper	Volunteer Mortgage, Inc.	072 02 0 160.00
(NAME)	(NAME)	
7475 Stacy Dr	One Vantage Way, Suite E240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Curtis A. Piper, Trustee of the Testamentary Trust of Rebecca Denise Piper, established by her Last Will and Testament dated 02/25/2015."**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Curtis Piper and Cheryl Piper, husband and wife**, 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 the Easterly half of Lot No. 50 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 50 fronts 50 feet on the southerly side of Shelton Avenue, and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to Jennifer L. Piper, Unmarried by Warranty Deed from Charles A. Miles, Jr. married dated September 15, 1998 and recorded September 15, 1998 in Book 11112, Page 987, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rebecca Denise Piper, unmarried by Warranty Deed from Jennifer L. Piper, Unmarried dated November 09, 2004 and recorded November 12, 2004 as Instrument No. 200411120136507, in said Register's Office for Davidson County, Tennessee. The said Rebecca Denise Piper having died testate on April 30, 2015, Curtis A. Piper, Trustee of the Testamentary Trust of

File Number: JAK-182066FC

Rebecca Denise Piper, established by her Last Will and Testament dated February 25, 2015, her Last Will and Testament being probated in Docket No. 16P217, Davidson County Tennessee,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1114 Shelton Ave., Nashville, TN 37216

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, has 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 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 our hands this 16th day of April, 2018

Testamentary Trust of Rebecca Denise Piper, established by her Last Will and Testament dated 02/25/2015."

Curtis A. Piper, Trustee

STATE OF Tennessee

County OF Davidson

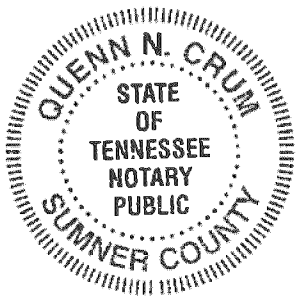
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Curtis A. Piper with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Testamentary Trust of Rebecca Denise PiperTrust dated February 25, 2015 within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2018.

Notary Public

My Commission Expires: 3/19/19

(SEAL)



File Number: JAK-182066FC

True Copy Certification

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

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

