# WARRANTY DEED

Bill Garrett Davidson County
Batch# 106144 **DEEDWARR**
06/19/2018 10:00:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180619-0058776

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeffery A. Pipkorn | Jeffery A. Pipkorn | 105010B20200CO |
| (NAME) | (NAME) | |
| 1010 16th Avenue South, Unit 202 | 1010 16th Avenue South, Unit 202 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John J. Carr and Michele P. Carr, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffery A. Pipkorn and Marcy J. Pipkorn, 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 all of Unit No. 202, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed and Bylaws of record in Instrument No. 200710230125441, as amended in Instrument Nos. 200902240015964, 200905070041965, 200909290090277, and 201209050080264, all in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners. Parking Space NO. 19 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 202.

Being the same property conveyed to John J. Carr and Michele P. Carr, husband and wife, by Special Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, recorded on June 2, 2014, of record in Instrument No. 20140602-0047499, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1010 16th Avenue South, Unit 202, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-1010-202

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. 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 hands this 6th day of June, 2018

John J. Carr

Michele P. Carr

State of Tennessee
County of Williamson

Personally appeared before me John J. Carr and Michele P. Carr, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2018.

Notary Public
My Commission Expires: 11/14/21

File No.: 12953

J. TRENT LEHMAN
COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC