THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917649**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

Karen Y Johnson Davidson County
Batch# 146517 DEEDWARR
09/28/2018 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20180928-0096530

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kara Lynn Nordberg and Amy Lynn Nordberg 1001 Clifton Lane Apt 7 Nashville TN 37204	New Owner	Tax Parcel ID No. 118-09-0A-007.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Tipps, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kara Lynn Nordberg, married and Amy Lynn Nordberg, single, tenants in common with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 , on the Horizontal Property Regime for Hawthorne Square Condominiums, as recorded in the Master Deed of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the plan of Hawthorne Square of record in Plat Book 6250, page 422, said Register's Office, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ELIZABETH A. TIPPS, by deed from LAUREN A. WALL, of record in Instrument No. 20121128-0109243, dated November 27, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 118-09-0A-007.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 66, said Register's Office.

Master Deed of record in Book 6341, page 640, said Register's Office.

This is improved property located at 1001 Clifton Lane Apt 7 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of September, 2018.

Elizabeth A. Tipps

STATE OF Virginia)

COUNTY OF Arlington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Tipps, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires: 2/28/2021

KATHLEEN VINSON DOWNS
NOTARY PUBLIC
REG. #7558778
MY COMMISSION EXPIRES
2/28/2021
COMMONWEALTH OF VIRGINIA

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.

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY