WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2018.

Notary Public
COMMISSION EXPIRES: 1-24-22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 151085 **DEEDWARR**
10/12/2018 10:49:16 AM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20181012-0101389

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Shannon Lipps Brooklynn Paige Lipps	SWBC Mortgage Corp.	072104F00200CO
(NAME)	(NAME)	
1639 B Northview Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jones Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Shannon Lipps and Brooklynn Paige Lipps, 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 Unit B of 1639 Northview Avenue, a Hoirtzontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described In a Declaration of Covenants, Conditions and Restrictions for 1639 Northview Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180314-0024210, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1639 Northview Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat flied as Exhibit "B" to said Declaration appearing In Instrument No. 20180314-0024210, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete Identification and description of said Unit.

Being a portion of the property conveyed to Jones Construction, LLC by Warranty Deed from Ashley Dugger, as Trustee for The Jaime Ashley Johnson Irrevocable Spendthrift Trust of record In Instrument No. 20171205-0124095, Register's Office fer Davidson County, Tennessee and subsequently divided into Private Elements Unit A and B by the Horizontal Property Regime of record in Instrument No. 20180314-0024210 as reference above.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1639 B Northview Avenue (House Number) (Street) (P.O. Address) Nashville (City or Town) 37216 (Postal Zip)

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 our hands this 9th day of October, 2018.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: _____, SOLE MEMBER
Dwayne Jones, Sole Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dwayne Jones** 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 **Sole Member** of **Jones Construction, LLC**, the within named bargainor, a **LLC** and that **he** as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Dwayne Jones as such Sole Member.

WITNESS my hand and seal this 9th day of October, 2018.

_____
S. Nixon Pressley
Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE