Karen Y Johnson Davidson County
Batch# 180124 DEEDWARR
01/03/2019 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20190103-0000746

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: July 6, 2019
(AFFIX SEAL)

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-111457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John C. Shawde	Fairway Mortgage	
(NAME)	(NAME)	
7424 Huntwick Trail	919 McClard Rd.	127-00-0-163.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville TN 37042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWO THOUSAND AND NO/100 DOLLARS ($302,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN R. TIPTON AND BILLIE T. TIPTON, CO-TRUSTEES OF THE JOHN AND BILLIE TIPTON LIVING TRUST U/A/D JUNE 28, 2016, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. SHAWDE, A SINGLE MAN, 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 Lot No. 9 on the Plan of Section 2, Huntwick Estates of record in Plat Book 4860, Page (s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Tipton and wife, Billie T. Tipton by Warranty deed from Betty Gilpin, an unmarried person of record in Book 10390, page 123, Register's Office for Davidson County, Tennessee, dated March 21, 1997 and recorded on March 25, 1997.

Being the same property conveyed to John R. Tipton and Billie T. Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016 by Quitclaim deed from John R. Tipton and wife, Billie T. Tipton of record in Instrument No. 20160711-0070541 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 11, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7424 Huntwick Trail, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (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 my/our hand(s) this the 2nd day of January, 2019

John R. Tipton and Billie T. Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016

BY: John R. Tipton
John R. Tipton, Co-Trustee

BY: Billie T. Tipton
Billie T. Tipton, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of January, 2019, before me personally appeared John R. Tipton and Billie T. Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of January, 2019.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019