Return To
TRI STAR TITLE & ESCROW, LLC
~~1535 W NORTHFIELD BLVD, UNIT 16~~
MURFREESBORO, TN 37129

(1)

WARRANTY DEED

SAMANTHA BALLARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 10/15/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher S. Pipkin Katie V. Pipkin	new owner	165130a11500co
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 199574 DEEDWARR 02/27/2019 09:55:52 AM 2 pgs Fees: $13.00 Taxes: $795.50
3956 Pepperwood Drive	3956 Pepperwood Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	20190227-0017699
(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, I/WE, **Trustee Inc as Trustee for the Dale Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher S. Pipkin and Katie V. Pipkin, 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:

Being Lot No. 473 on the Plan of Section Ten, Peppertree Forest, a Planned Unit Development of record in Plat Book 7900, Page 938, 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 Trustee Inc., as Trustee for the Dale Family Land Trust , by deed of record in Instrument NO. 20181012-0101435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 7982, Page 736, amended in Book 8367, Page 501; Book 8757, Page 607; Book 9004, Page 514; Book 9036, Page 719; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, Page 162; By-Laws of record in Book 8757, Page 623 and Book 9664, Page 162; Homeowner's Association Charter of record in Book 8757, Page 639; and to any and all matters of record in Plat Book 7900, Page 938; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3956 Pepperwood Drive, Antioch, TN 37013

(House Number) (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 hands this 19th day of February, 2019.

Trustee Inc as Trustee for the Dale Family Land Trust

State of Tennessee
County of Rutherford

On this the 19th day of February, 2019, before me personally appeared Kirk Whitworth, President of Trustee Inc., as Trustee for the Dale Family Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 19th day of February, 2019.

Notary Public
My Commission Expires:

File No.: 13707

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020