Karen Johnson Davidson County
Batch# 201697 DEEDWARR
03/04/2019 02:04:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190304-0019608

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # Map 119-6;
Parcel 220.00

WARRANTY DEED

Owner & Property Address:
MARY ANN KIPP
Trustee, MARY ANN KIPP REVOCABLE
LIVING TRUST
55 Jay Street
Nashville, TN 37210

Mail Tax Statement to:
Mary Kipp
P.O. Box 50826
Nashville, TN 37210

The GRANTORS, **MARY KIPP**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

MARY ANN KIPP, Trustee of the
MARY ANN KIPP REVOCABLE LIVING TRUST, dated January 21, 2013.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, Page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 107 fronts 63 feet on the southerly side of Jay Street and runs back between lines 194.3 feet on the east line and 194.18 feet on the west line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to party of the first part by Warranty Deed of record as Instrument Number 20180322-0027092, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer,

who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 25 day of February, 2019, by the undersigned.

Mary Kipp

MARY KIPP

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARY KIPP, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 25 day of February, 2019.

Carolyn D. Dickerson

NOTARY PUBLIC

CAROLYN D. DICKERSON WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 05/20/19

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).