This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4087

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 236284 DEEDWARR
05/30/2019 10:00:33 AM 2 pgs
Fees: $13.00 Taxes: $1,453.73
20190530-0051149

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $392,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2019

Notary Public
My Commission Expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD Exp. 4-13-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Keith Pipes Carol Elizabeth Pipes 302 Louviers Ln. Old Hickory, TN 37138	N/A owner	054-14-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Newell S. Sykes and wife, Helen P. Sykes,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel Keith Pipes and Carol Elizabeth Pipes, husband and wife**, hereinafter called the Grantee(s), his/her/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. 66, on the plan of Brandywine Farms, Section II, of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Newell S. Sykes and wife, Helen P. Sykes by Warranty Deed from Paul M. Koger and wife, Christine G. Koger, recorded July 2, 1990 in Deed Book 8143, Page 915, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **302 Louviers Lane, Old Hickory, TN 37138**
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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of May, 2019.

GRANTOR:

Newell S. Sykes

Helen P. Sykes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Newell S. Sykes and Helen P. Sykes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021