THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34866-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,500.00. Affiant Subscribed and sworn to before me this 16th day of July, 2019. Notary Public My Commission Expires:

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

Karen Johnson Davidson County
Batch# 258232 DEEDWARR
07/17/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,407.85
20190717-0069957

WARRANTY DEED

Address New Owner: Nicholas Torres Emily Biging 5024 Marchant Drive Nashville, TN 37211	**Send Tax Bills To:** F & M Bank 10 Cadillac Dr., Ste. 100 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 147 09 0 046 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan J. Chipman, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Torres and Emily Biging, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5024 Marchant Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 16th day of July, 2019.

Jonathan J. Chipman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan J. Chipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2019.

Notary Public

My Commission Expires: October 7, 2019

STACY L THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Crievewood, as of record in Plat Book 2331, page 99, amended in Book 2495, page 441, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan J. Chipman, an unmarried man, by deed dated July 7, 2014 from John W. Hall and wife, Michele H. Hall, of record in Instrument No. 20140715-0062002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 147 09 0 046 00.
2. Restrictive Covenants contained in an instrument of record in Book 2491, page 278, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 99 amended in Book 2495, page 441, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)