Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 282389 DEEDWARR
09/09/2019 08:38:10 AM 4 pgs
Fees: $23.00 Taxes: $956.45

20190909-0090504

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/26/20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

File No.: HTF19-071160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terry Heitner	First Commonity Mortgage	
(NAME) 205 Bonnaoaks Drive	(NAME) 262 Robert Rose Dr. St. 200	075-09-0-220.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY WAYNE TIPPIT, JOSEPH TODD TIPPIT, KIMBERLY DAWN BRYAN, JOSPEH TODD TIPPIT, TRUSTEE OF THE TESTAMENTARY TRUST OF KRISTEN RENEE WEBSTER, JOSEPH TODD TIPPIT, CO-EXECUTOR OF THE ESTATE OF WAYNE CLARK TIPPIT AND KIMBERLY DAWN BRYAN, CO-EXECUTOR OF THE ESTATE OF WAYNE CLARK TIPPIT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY LEE HEITNER, 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. 1106 on the Plan of Hermitage Hills Section Nine of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1106 fronts 96 feet along the Easterly margin of Bonnaoaks Drive; thence back between lines measuring 200 feet along the Northerly boundary and 204.53 feet along the Southerly boundary, to a line in the rear measuring 60.87 feet thereon.

Being the same property conveyed to Wayne Clark Tippit and wife, Bettye Ruth Tippit by Warranty Deed from Belle Homes, Inc., of record in Book 4038, page 693, Register's Office for Davidson County, Tennessee, dated July 22, 1966 and recorded on July 25, 1966. The said Wayne Clark Tippit and Bettye Ruth Tippit having since divorced as evidence by Final Decree of record in Book 9214, Page 590, Register's Office for Davidson County, Tennessee, wherein title to the subject property was divested out of Bettye Ruth Tippit and vested solely in Wayne Clark Tippit.

Being the same property conveyed to Ladye H. Kirkland, Trustee by Quitclaim Deed from Wayne Clark Tippit, of record in Book 9242, page 153, Register's Office for Davidson County, Tennessee, dated February 03, 1994 and recorded on February 04, 1994, and within the same deed, the said Ladye H. Kirkland, Trustee conveyed her interest in the subject property to Wayne Clark Tippit.

The said Wayne Clark Tippit died testate on May 16, 2019, and by his Last Will and Testament admitted to the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket No. 19P1073, devised the subject property equally to Timothy Wayne Tippit, Joseph Todd Tippit, Kimberly Dawn Bryan and Joseph Todd Tippit, as the Administrator of the trust established under the aforesaid will for the benefit of Kristen Renee Webster. Said will further named Joseph Todd Tippit and Kimberly Dawn Bryan as Co-Executors of the estate. Letters Testamentary were issued to the said Joseph Todd Tippit and Kimberly Dawn Bryan on June 27, 2019.

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 205 Bonnaoaks Drive, Hermitage, TN 37076
(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 30th day of August, 2019

Timothy Wayne Tippit by Joseph Todd Tippit, Attorney-In-Fact

Timothy Wayne Tippit by Joseph Todd Tippit, Attorney-In-Fact

Joseph Todd Tippit

Kimberly Dawn Bryan

Testamentary Trust of Kristen Renee Webster

By: Joseph Todd Tippit, Trustee
Jospeh Todd Tippit, Trustee

Estate of Wayne Clark Tippit

By: Joseph Todd Tippit, Co-Executor
Joseph Todd Tippit, Co-Executor

Estate of Wayne Clark Tippit

BY: Kimberly Dawn Bryan, Co-Executor
Kimberly Dawn Bryan, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2019, before me personally appeared Joseph Todd Tippit to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Wayne Tippit and who acknowledged he executed the same as the free act and deed of the said Timothy Wayne Tippit.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

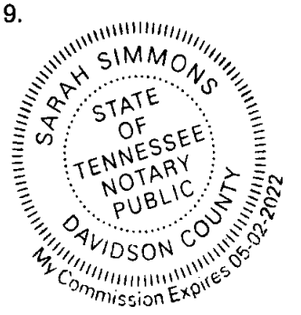
On this the 29th day of August, 2019, before me personally appeared Joseph Todd Tippit, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

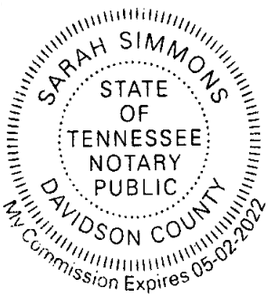
On this the 29th day of August, 2019, before me personally appeared Kimberly Dawn Bryan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

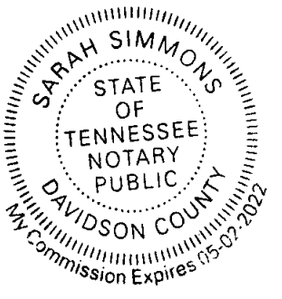
On this the 29th day of August, 2019, before me personally appeared Joseph Todd Tippit, Trustee of the Testamentary Trust of Kristen Renee Webster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

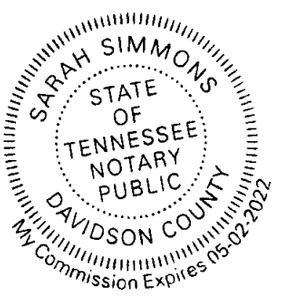
On this the 29th day of August, 2019, before me personally appeared Joseph Todd Tippit, Co-Executor of the Estate of Wayne Clark Tippit, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2019, before me personally appeared Kimberly Dawn Bryan, Co-Executor of the Estate of Wayne Clark Tippit, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

