Karen Johnson Davidson County
Batch# 371988 DEEDWARR
03/13/2020 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20200313-0028229

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224992** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $456,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2020. Notary Public My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner: John P. Googe 608 Kendall Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-06-0-189.00

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, **Colin Philip L. Skipp and Lauren Hill Skipp, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Googe, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 70, BROOKSIDE COURTS ADDITION NO. 2, as shown on plat of record in Plat Book 1835, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 70 fronts 83 feet on the Easterly margin of Kendall Drive and extends back between parallel lines 175 feet to a deadline in the rear, together with and subject to as an appurtenance thereto, that certain easement for driveway purposes of record in Book 5320, Page 926, said Register's Office.

Being the same property conveyed to Lauren Elizabeth Hill, a single woman and Colin Philip L. Skipp, a single man, by Warranty Deed from Paul N. Downey and Randi E. Downey of record in Instrument No. 20160502-0042818, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016 and recorded May 2, 2016.

Being the same property conveyed to Lauren Hill Skipp and husband, Colin Philip L. Skipp for the purpose of creating a tenancy by the entirety by Quitclaim Deed from Lauren Elizabeth Hill, a single woman and Colin Philip L. Skipp, a single man of record in Instrument No. 20170111-0003058, in the Register's Office of Davidson County, Tennessee, dated December 27, 2016 and recorded January 11, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 2, as recorded in Plat Book 1835, Page(s) 47.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Drive Way, recorded in Book 5320, Page 926.

This is improved property located at 608 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of March, 2020.

Colin Philip L. Skipp

Lauren Hill Skipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colin Philip L. Skipp and Lauren Hill Skipp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2020.

Notary Public

My Commission Expires: 7-9-2022

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)