Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 373226 DEEDWARR
03/17/2020 09:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,820.40

20200317-0029293

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 9, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colin Philip Leane Skipp and Lauren Hill Skipp	New Owner	Parcel ID: 115 06 0 068.00
(NAME) 6610 Sussex Circle	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tony Blair Giles and Connie Ellen Giles, Successor Co-Trustees of the Giles Joint Revocable Living Trust Agreement U/A/D Sep 17, 2001 and any Successor in Trust, and any amendments thereto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colin Philip Leane Skipp and Lauren Hill Skipp, husband and wife**, 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. 159 on the Plan of Section Six, West Meade Hills, of record in Book 3106, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 95.57 feet on the northerly side of Sussex Drive and extends back 224.31 feet on the westerly line and 252 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 203.4 feet.

Being the same property conveyed to Frank D. Giles and wife, Mary Ellen B. Giles by Warranty Deed from Charles T. Thoni and wife, Louise G. Thoni dated July 2, 1964 and recorded July 6, 1964 in Book 3786, Page 512, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Frank D. Giles and wife, Mary Ellen Giles, Trustees of the Giles Joint Revocable Living Trust Agreement U/A/D Sep 17, 2001 and any Successor in Trust, and any amendments thereto by Quitclaim Deed from Frank D. Giles, and Mary Ellen B. Giles, Individually dated September 17, 2001 and recorded September 18, 2001 in Instrument No. 20010918-0100747, in said Register's Office for Davidson County, Tennessee. The said Frank D. Giles and wife, Mary Ellen Giles, having since died on July 21st, 2014 and January 2nd, 2012, respectively, Tony Blair Giles and Connie Ellen Giles became Successor Co-Trustees pursuant to the terms of the Trust Instrument.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6610 Sussex Circle, Nashville, TN 37205

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 our hands this 12th day of March, 2020

Giles Joint Revocable Living Trust

By: Tony Blair Giles Co-Trustee

Tony Blair Giles, Co-Trustee

Giles Joint Revocable Living Trust

By: _____

Connie Ellen Giles, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tony Blair Giles with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Successor Co-Trustee of the Giles Joint Revocalbe Living Trust Agreement, dated September 17, 2001,the within named bargainor, and that he as such Successor Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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Witness our hands this 12 day of March, 2020

Giles Joint Revocable Living Trust

By: _____

Tony Blair Giles, Co-Trustee

Giles Joint Revocable Living Trust

By: Connie Ellen Giles

Connie Ellen Giles, Co-Trustee

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF San Miguel

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Connie Ellen Giles with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Giles Joint Revocable Living Trust dated Sept. 17, 2001, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2020.

Notary Public

ANNELIESE K. RIEBEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004011019
MY COMMISSION EXPIRES 06-28-2020

My Commission Expires: 6/28/2020

(SEAL)