Box 14
G33069-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 402238 DEEDWARR
05/18/2020 12:58:43 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20200518-0051286

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$645,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2020.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin C. Hipps **Amy C. Hipps**	**CMG Mortgage, Inc. dba CMG Financial**	**131-04-0-166.00**
1112 Frances Avenue	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37204	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca G. Davidson, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin C. Hipps and Amy C. Hipps, 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. 18 and part of Harcum Avenue, now closed, on the Plan of M. N. Young's Park View Subdivision, of record in Plat Book 547, Page 173, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Frances Avenue at the corner of Lots Nos. 18 and 19; thence with the line between said two lots, northerly 164 feet; thence westerly 125 feet to the center of Harcum Avenue, now closed; thence with the same, southerly 164 feet to the northerly margin of Frances Avenue; thence with the same, easterly 125 feet to the beginning.

BEING all of the same property conveyed to Michael S. Davidson and wife, Rebecca G. Davidson by Deed dated May 8, 1986, from Raymond L. Weiland and wife, Jane H. Weiland of record in Book 6852, Page 352, and further conveyed to Rebecca G. Davidson by Quitclaim Deed dated September 29, 2011, from Michael S. Davidson of record in Instrument No. 20111003-0076253, said Register's Office for Davidson County, Tennessee.

Michael S. Davidson, spouse of the above named Rebecca G. Davidson, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 547, Page 173, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1112 Frances Avenue, Nashville, TN 37204

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 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 **15th** day of **May, 2020.**

Rebecca G. Davidson
Rebecca G. Davidson

Michael S. Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rebecca G. Davidson and Michael S. Davidson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON