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

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$615,000.00**.

Affiant

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

Notary Public

My commission expires:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 402317 **DEEDWARR**
05/18/2020 03:14:12 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20200518-0051396

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
Grayson McGraw **Zara Douglas**		**131-04-0-165.00**
1110 Frances Avenue	NEW OWNER	
Nashville, TN 37204		

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,

Justin Hipps and Caroline Hipps, husband and wife

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

Grayson McGraw and Zara Douglas, 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. 19 on the Plan of M. N. Young's Park View Subdivision of record in Plat Book 547, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Justin Hipps and Caroline Hipps, husband and wife by Deed from Anna Drinkard and Counce Drinkard, wife and husband of record in Instrument No. 20140326-0024970, said Register's Office for Davidson County, Tennessee.

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. **Sanitary Sewers and/or Storm Drainage Easement of record in Book 3675, Page 144, Register's Office for Davidson County, Tennessee.**
3. **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 1110 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; anc 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.**

Justin Hipps

Caroline Hipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Justin Hipps and Caroline Hipps,** 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: 11/6/21

