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

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 444290 **DEEDWARR**
07/27/2020 11:44:58 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20200727-0082014

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2020.

Notary Public
My Commission Expires:

2020-399

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Tiffany Rose Stewart and Joseph Garrett Stewart | NEW OWNERS | |
| 3041 Cody Hill Road | | 172-12-0B-365.00-CO |
| Nashville, TN, 37211 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Joseph B. Tipton Jr. and Loraine Tipton, husband and wife,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Tiffany Rose Stewart and Joseph Garrett Stewart, wife and husband,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Section Fourteen, Bradford Hills of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Joseph B. Tipton, Jr. and wife, Loraine Tipton by Warranty deed from Amy E. Phillips and husband, Mark L. Phillips of record in Instrument No. 20141112-0104022 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 12, 2014.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **3041 Cody Hill Road, Nashville, TN 37211.**

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 21st day of July, 2020.

Joseph B. Tipton Jr.

Loraine Tipton

**STATE OF** Tennessee
**COUNTY OF** Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph B. Tipton, Jr. and Loraine Tipton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Ridge, TN, this 21st day of July, 2020.

MISTY D. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 1-29-2022

Notary Public
My Commission Expires: 01/29/2022