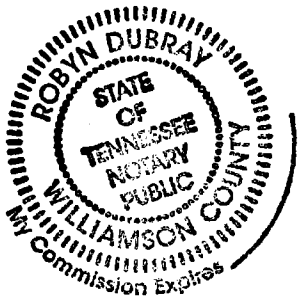
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Cynthia J. Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day July 2020..

Robyn Dubray
Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack D.. Tipton	Jack D. Tipton	172 12 0D 420.00
(NAME)	(NAME)	
7235 Althorp Way, Unit T4	3104 Brookview Forest	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 444959 DEEDWARR
07/28/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200728-0082845

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William E. Conn, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jack D. Tipton and Deborah L. Tipton, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Unit T-4 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, the Town Center Homes), of record as Instrument No. 20050324-032209, as amended and shown on Exhibit a and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, the Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee. This is not the primary residence of William E. Conn.

Being the same property conveyed to William E. Conn, his heirs and assigns by Warranty Deed from Judy E. Colley, unmarried, dated 09/17/2015 and recorded 09/18/2015, of record in Instrument 201509180094941, Register's Office for Davidson County, Tennessee.

1. This conveyance is subject to all matters shown on the plat of record in Plat Instrument 200503220031182, Covenants, conditions, easements and restrictions recorded in Instrument 200203150032826, as supplemented in Instrument 200212260158458, Instrument 200312120178492, Instrument 200405260062220, Instrument 200501130005133, Instrument 200501190006853, Instrument 200503240032209 and Instrument 200508150096405, Covenants, conditions, easements and restrictions recorded in Instrument 200503240032209 and Amendment recorded as Instrument 200508150096405, Covenants, conditions, easements and restrictions recorded in Instrument 200203150032825, as supplemented in Instrument 200405260062221, Instrument 200601200007913, Instrument

200603210032382 and Instrument 200803260030449, Covenants, conditions, easements and restrictions recorded in Instrument 200504070038449, and Instrument 200107030070464, Easement for Sanitary sewers and/or storm Drainage, Water mains and appurtenances as recorded in Instrument 200309230140666 and Instrument 200403100027422, Quit Claim Deed to Lenox Village Neighborhood Association Inc of record in Instrument 200205070056338, Rights of others under the terms and conditions contained in the Charter of record in Instrument 200204120045831, Charter of Lenox Village Town Center Association Inc record in Instrument 200310160153550, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7235 Althorp Way, Unit T4, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day July 2020.

William E. Conn

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Conn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22 day July 2020.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

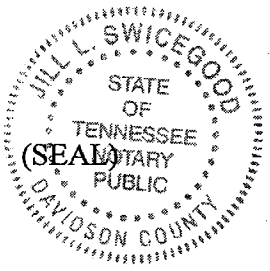
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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