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

WARRANTY DEED

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

O-SRE-20-401-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

- Karen Johnson Davidson County
Batch# 487989 DEEDWARR
10/02/2020 10:28:14 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20201002-0114064

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noel Strianse McWhirter and John Russell McWhirter	New Owner	
(NAME)	(NAME)	**104-13-0A-011.00-CO**
401 Bowling Avenue Unit 10		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARY ANN KIPP, TRUSTEE OF THE MICHAEL F. KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013 AND MARY ANN KIPP, TRUSTEE, MARY ANN KIPP REVOCABLE LIVING TRUST, DATED JANUARY 21, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOEL STRIANSE MCWHIRTER AND JOHN RUSSELL MCWHIRTER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 11, on the Plan of Section One, Richmeade Place of record in Plat Book 4860, Page 44, 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 Michael F. Kipp and Mary Ann Kipp, Trustees, Michael F. Kipp Revocable Living Trust, dated January 21, 2013 and Mary Ann Kipp and Michael F. Kipp, Trustees, Mary Ann Kipp Revocable Living Trust, dated January 21, 2013 by Warranty deed from Michael Kipp and wife, Mary Kipp of record in Instrument No. 20170103-0000239 Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on January 03, 2017. Michael F. Kipp having since died on January 13, 2017 leaving Mary Ann Kipp as Sole Successor Trustee of the Michael F. Kipp Revocable Trust dated Janaury 21, 2013.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Richmeade Place with By-Laws appended thereto, of record in Book 4941, Page 637, as supplemented in Book 5019, Page 946, amended in Book 5036, Page 338, further supplemented in Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 945, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Richmeade Place Homeowner's Association of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
- QuitClaim Deeds for common areas to Richmeade Place Homeowner's Association of record in Book 4947, page 348; Book 5035, Page 573; Book 5067, Page 37; Book 5114, Page 987; Book 5487, Page 73 and Book 5778, Page 448, all in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025605, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Bowling Avenue Unit 10, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 30th DAY OF SEPTEMBER, 2020.

Mary Ann Kipp, Trustee of the Michael F. Kipp Revocable Living Trust, dated January 21, 2013
BY: Mary Ann Kipp
Mary Ann Kipp
Trustee

Mary Ann Kipp, Trustee of the Mary Ann Kipp Revocable Living Trust, dated January 21, 2013
BY: Mary Ann Kipp
Mary Ann Kipp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Kipp, Trustee of the Michael F. Kipp Revocable Living Trust, dated January 21, 2013 and Mary Ann Kipp, Trustee of the Mary Ann Kipp Revocable Living Trust, dated January 21, 2013 and who acknowledged herself to be authorized to executed this Warranty Deed for the purposes herein.

Witness my hand and official seal, this the 30th day of September, 2020.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212