Karen Johnson Davidson County
Batch# 521799 DEEDWARR
11/25/2020 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $10,064.00
20201125-0138571

#37778

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35778-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,720,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2020. Notary Public My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael J. Lipp, Lauren M. Max 4004 Harding Place Nashville, TN 37215	**Send Tax Bills To:** New Owners 4004 Harding Place Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 07O 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles W. Hand, Jr. and wife, Kailey Hand**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Lipp and wife, Lauren M. Max** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4004 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of November, 2020.

Charles W. Hand, Jr.

Kailey Hand

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles W. Hand, Jr. and Kailey Hand**, 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, at office, this 16th day of November, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Co's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being designated as Tract No. 3 on the map of a resubdivision of lots by Frank R. Fitzpatrick, not of record, and shown on a copy of survey thereof made by Hal R. Swan, Jr., Surveyor, as described as follows:

Beginning at a point in the Northerly margin of Harding Place 8.7 feet East of the corporate line post of the City of Belle Meade, and being the Southwest corner of Lot 3; thence Northerly 325 feet to a point at the corner of Lot Nos. 3 and 4; thence Easterly 135.2 feet to the corner of said Lots and Lots Nos. 2 and 5; thence with the line between said Lots 2 and 3, Southerly 330 feet to the North Margin of Harding Place; thence with the margin of same, Westerly 135 feet to the beginning.

Being the same property conveyed to Charles W. Hand, Jr. and wife, Kailey Hand, by warranty deed from Robert C. Elliott and wife, Karen L. Elliott, of record in Instrument No. 20091005-0092126, in the Register's Office of Davidson County, Tennessee, dated October 2, 2009 and recorded on October 5, 2009.

This conveyance is made subject to:

1. Taxes for the year 2021 and subsequent years, a lien, but not yet due and payable..
2. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Land Co's Subdivision of the Baker Tract, as recorded in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee,
4. Easement for sanitary sewers and/or storm drainage, recorded in Book 4308, page 609 and Book 5441, page 551, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

