WARRANTY DEED

Karen Johnson Davidson County
Batch# 524434 **DEEDWARR**
12/03/2020 01:22:52 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20201203-0140672

G-VRES-20-8124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 2021

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)
Rachael Anne Lipsey and William McGee Lipsey	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
8124 Cloverland Drive	**3940 N. Ravenswood Avenue**	**172-06-0-038-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6720	**Chicago, IL 60613**	
(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, **JOHN A. ROBERTS AND WIFE, NANCY ROBERTS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHAEL ANNE LIPSEY AND WILLIAM MCGEE LIPSEY, 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 Lot No. 21 on the Plan of Section 4, Harvard Estates of record in Plat Book 4675, Page 153, 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 John A. Roberts and wife, Nancy Roberts by Special Warranty deed from Third National Bank in Nashville of record in Book 8540, page 269, Register's Office for Davidson County, Tennessee, dated January 30, 1992 and recorded on January 31, 1992.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 153, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4681, Page 75, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8124 Cloverland Drive, Nashville, Tennessee 37211-6720**.

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 NOVEMBER, 2020.

John A. Roberts

Nancy Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

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