Karen Johnson Davidson County
Batch# 725306 DEEDWARR
09/28/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $765.16
20210928-0130230

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-1601

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kinsey Taryn Morgan	CMG Mortgage DBA CMG Financial	161-11-0C-008.00-CO
(NAME)	(NAME)	
338 Yorkshire Circle	3160 Crow Canyon Rd ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert J. Lipe and Linda J. Lipe, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kinsey Taryn Morgan,** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 202, Building B, on the Plan of The Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, a Planned-Unit Development, as shown on plat of record in Plat Book 6900, page 471, in the Register's. Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert J. Lipe and Linda J. Lipe, husband and wife by Warranty deed from Kelly Odum and husband, Jason Odum of record in Instrument No. 20160531-0054047 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 31, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7231, Page 789, Register's Office for Davidson County, Tennessee. Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, amended in Book 7599, page 914, Book 7925, page 141, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee. By-Laws of Villages of Brentwood Townhouse Homeowners' Association

of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7416, Page 229 and Book 419, Page 291, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee. Dedication of Annexation of record in Book 7494, Page 689, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed - Open Area of record in Book 7397, Page 384 and Book 7397, Page 382, in the Register's Office for Davidson County, Tennessee.

This property, known as 338 Yorkshire Circle, 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 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 my/our hand(s) this 23rd DAY OF September, 2021.

Robert J. Lipe

Linda J. Lipe

Linda J. Lipe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert J. Lipe and Linda J. Lipe, 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 office, this 23rd day of September, 2021.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-24-2021.

Date

Affiant Signature

9-24-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24TH day of Se[tember, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON