WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022.

Notary Public

COMMISSION EXPIRES: 1-6-2025

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 910832 DEEDWARR
08/31/2022 03:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20220831-0098405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
East Labrador Properties, LLC	New Owner	072-16-0-254
(NAME)	(NAME)	
1516b Corder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Lily Frances Hipkins, a widow, and Mark Eugene Hipkins, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **East Labrador Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 No. 30 on the Plan of Dugger Heights of record in Book 1425, page 102, Register's Office for Davidson County, Tennessee, to which plan refereence is hereby made for a more complete description, thereof.

Being the same property conveyed to Lily Frances Hipkins and Mark Eugene Hipkins, as Tenants in Common with Right of Survivorship by Deed in Lieu of Foreclosure from Daniel Todd Bryant of record in Instrument No. 20120217-0014147, dated February 12, 2012 and recorded February 17, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1518 Dugger Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37206 (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, successors 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, successors 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 our hands this 31st day of August, 2022.

Lily Frances Hipkins by Mark E Hipkins AIF
Lily Frances Hipkins
by Mark E. Hipkins, her Attorney-In-Fact

Mark Eugene Hipkins
Mark Eugene Hipkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August 2022, before me personally appeared, **Mark E. Hipkins,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lily Frances Hipkins** and acknowledged that he executed the same as the free act and deed on behalf of **Lily Frances Hipkins.**

Witness my hand and official seal this 31st day of August 2022

Robert L Scruggs
Notary Public:
My Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Mark Eugene Hipkins,** 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2022.

Robert L Scruggs
Notary Public
My Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, 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., on this the 31st day of August, 2022.

Robert L Scruggs 08/31/2022
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 31st day of August, 2022.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/202