WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/05 12:52 2 pgs
Fees:13.00 Taxes:318.20
20051128-0142832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Mary R. Addison
(AFFIANT)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009
(AFFIX SEAL)

SURVINA BOSEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian Reed	Homecomings Financial	060-13-0-107.00
(NAME)	(NAME)	
2661 Combs Drive	P.O. Box 100585	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Florence, SC 29501-0585	
(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, Ronald L. Lipscomb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marian Reed and Richard Reed, 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:

Being Lot No. 96 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Plat Book 4175, Page 79, Register's Office for **Davidson** County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 96 fronts 55.0 feet on the Northerly margin of Combs Drive and extends back 130.4 feet on the easterly line and 133.0 feet on the westerly line to a dead line in the rear measuring 45.1 feet thereon.

Being the same property conveyed to Ronald L. Lipscomb by deed from Anthony R. Lipscomb executed 5/10/94 and filed for record 11/23/94 in record Book 9527, page 567, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2661 Combs Dr., Nashville, TN 37218
(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 hand this 22nd day of November, 2005.

Ronald L Lipscomb
Ronald L. Lipscomb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald L. Lipscomb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this November day of 22, 2005.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2005.

Commission expires:

Curvina Boseman
Notary Public

