File No. 290500409

39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090033724 DEEDWARR
Recvd: 05/21/09 13:40 2 pgs
Fees: 13.00 Taxes: 647.50
20090521-0046981

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura S. Magee	**Synovous Mortgage**	11802004600
(NAME)	(NAME)	
814 Inverness Street	**2204 Lakeshore Drive Ste 325**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Birmingham, AL 35209**	
(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 considerations, the receipt of which is hereby acknowledged, I, Peter R. Lippman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Laura S. Magee, a single woman, hereinafter called the grantee(s), her 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 the south 151 feet of Lot No. 25 and the West 5 feet of the south 151 feet of Lot No. 24 of the Subdivision of Caswell Rose Home Tract, as of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peter R. Lippman by Deed dated April 13, 1998 from Jerry Lippman of record in Deed Book 10882, page 381, Register's Office for said County.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 974, Page 50, Register's Office of said Count

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 814 Inverness Street, Nashville, TN 37204
(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 GRANTEE(S), her 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), her 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 hands this.

Peter R. Lippman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peter R. Lippman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of May, 2009.

Commission expires: May 3, 2010

Notary Public

JENIFER L WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290500409

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122