WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$52,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2009.

Notary Public

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090057277 DEEDWARR
Recvd: 08/21/09 09:45 2 pgs
Fees:13.00 Taxes:192.40
20090821-0078770

ALISON L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Lipsitz	New Owner	
(NAME) 4848 Corning Drive	(NAME)	133-7-270
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **KATIE-FAITH STONE AND HUSBAND, JOHN M. STONE, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX LIPSITZ, ~~XX~~MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 76 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 55 feet on the northerly margin of Empire Drive and extends back 183.3 feet on the easterly line and 168 feet on the westerly line to a dead line in the rear measuring 91.2 feet thereon.

Being the same property conveyed to Robert W. Wetherbee and wife Katie-Faith Wetherbee by deed from Pamela L. Knox, an unmarried woman, as of record in Book 10446, page 54, Register's office for Davidson County, Tennessee. The said Robert W. Wetherbee having since died on February 1, 1998. The said Katie-Faith Wetherbee having since married and is now known as Katie-Faith Stone.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 2133, page 23, said Register's Office.

John M. Stone joins in the execution of said deed for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 186 Empire Drive, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 20th day of August, 2009.

Katie-Faith Stone

John M. Stone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie-Faith Stone and John M. Stone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010