# WARRANTY DEED

P-LFL-11-3427

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kimberly Saffold | PRMI (NAME) | |
| 3427 Trimble Rd. | 4750 W. Wiley Post Way Ste 200 (ADDRESS) | |
| Nashville, TN 37215-0322 (CITY) (STATE) (ZIP) | Salt Lake City UT 84116 (CITY) (STATE) (ZIP) | 131050D00100CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROXANNE GIPSON FORMERLY KNOWN AS ROXANNE SNOW., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY SAFFOLD AND DAVID SAFFOLD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1, as shown on the Plan of Russwood Heights Condominiums, filed as Exhibit "A" to, and established by, the Master Deed and By-Laws for Russwood Heights Condominiums, a Horizontal Property Regime, of record in Instrument No. 20030821-0121348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to NICHOLAS B. SNOW AND WIFE, ROXANNE L. SNOW by Deed from SIMON TURNER AND WIFE, NANCY TURNER, dated 12/08/2006 and filed for record on 12/12/2006 in Instrument 200612120153234, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to ROXANNE SNOW by Deed from NICHOLAS SNOW, dated 11/29/2007 and filed for record on 02/19/2008 in Instrument 200802190015716, Register's Office for DAVIDSON County, Tennessee.

Roxanne Snow is now known as Roxanne Gipson.

unimproved ( )
This is improved ( X ) property, known as 3427 TRIMBLE RD, NASHVILLE, Tennessee 37215-0322
(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), their 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), 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 4th day of May, 2011.

Roxanne Gipson

BILL GARRETT, Davidson County
Trans: T20110027178 DEEDWARR
Recvd: 05/06/11 14:23 2 pgs
Fees: 13.00 Taxes: 1961.00
20110506-0035126

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 4th day of May, 2011, before me personally appeared Roxanne Gipson formerly known as Roxanne Snow. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
~~Rudy Title / Cool Springs Office~~
1896 ~~General George Patton I~~
~~Franklin, TN 37067~~
~~Phone: (615)599-9959~~

Return To:

**Executive Title LLC**
**4470 Old Lebanon Dirt Road**
**Mt. Juliet TN 37122**
**615-773-0520**