File box 6

BILL GARRETT, Davidson County
Trans:T20110050939 DEEDWARR
Recvd: 08/18/11 11:54 3 pgs
Fees:18.00 Taxes:1831.50
20110818-0063966

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015	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 16TH DAY OF AUGUST, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES:

Address New Owner As Follows:
Sara Denbo James
30 Foxhall Close
Nashville, TN 37215

Send Tax Bills To:

Map-Parcel Number:
117090A03000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES WALTON LIPSCOMB, III AND JAMES WALTON. LIPSCOMB, III, TRUSTEE OF THE MARY EVELYN W. LIPSCOMB FAMILY TRUST**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SARA DENBO JAMES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 30 on the Plan of Foxhall Close, a planned residential Development, of record in Book 4860, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Walton Lipscomb, III and Mary Evelyn W. Lipscomb as tenants in common by deed of record in Deed Book 11572, page 551, Register's Office for Davidson County, Tennessee, the said Mary Evelyn W. Lipscomb having since died testate, a resident of Davidson County, Tennessee. Pursuant to the terms of the Will of Mary Evelyn W. Lipscomb admitted to Probate in the Davidson County,

Tennessee, Probate Division on January 5, 2010, as Docket No. 10P7, a one-half undivided interest in the subject property was made part of the Probate Estate of Mary Evelyn W. Lipscomb, James Walton Lipscomb, III, as Executor, thereby being vested with title and having full power to convey thereunder. The said James Walton Lipscomb, III, Executor of the Estate of Mary Evelyn W. Lipscomb, conveyed said one-half undivided interest to James Walton Lipscomb, III as Trustee of the Mary Evelyn W. Lipscomb Family Trust, by deed recorded as Instrument No. 20100630-0051085, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4860, page 46, as amended in Book 5005, page 136, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions on Foxhall Close of record in Book 4954, page 56, as amended in Book 5875, page 873, Register's Office for Davidson County, Tennessee.

This is improved property known as: **30 Foxhall Close, Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of August, 2011.

James Walton Lipscomb, III

James Walton Lipscomb, III, Trustee of the
Mary Evelyn W. Lipscomb Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES WALTON LIPSCOMB, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2011

(Seal)



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES WALTON LIPSCOMB, III, TRUSTEE OF THE MARY EVELYN W. LIPSCOMB FAMILY TRUST,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2011

(Seal)



Notary Public

My Commission Expires: _____