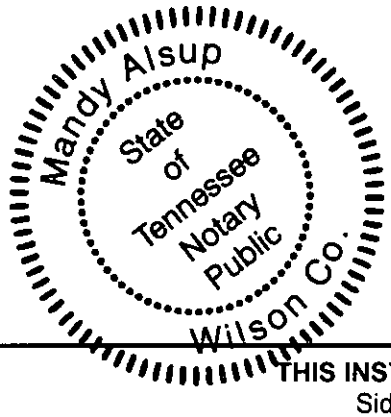
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara G. Lippert	Barbara G. Lippert	086-11-0A-057.00
(NAME)	(NAME)	
19 Powell Lane	19 Powell Lane	
(ADDRESS)	(ADDRESS)	
Wappingers Falls. NY 12590	Wappingers Falls, NY 12590	
(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, we, **Jonathan D. Holmes and wife, Pennie N. Holmes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barbara G. Lippert, unmarried**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Unit No. 6, Building 2 along with garage Unit 2-6-G, as shown on the Revised Plan of Phase 2 & 2A, Hermitage Woods Condominium Apartments, as shown by plat appearing of record in Plat Book 4860, Pages 62-64, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Jonathan D. Holmes and wife, Pennie N. Holmes by Special Warranty Deed dated January 25, 2008, from U S Bank, National Association, as trustee for MASTR ASSET BACKED SECURITIES TRUST 2005-HEI and filed for record on February 15, 2008, in Instrument No. 20080215-0015110, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 4860, Pages 62-64, Register's Office of said County.

Restrictive Covenants of record in Book 4743, Page 258, Register's Office of said County.

Master Deed and By-Laws as shown of record in Book 4753, Page 140, and Amendments in Book 4980, Page 378, Book 5088, Page 854, Book 5091, Page 39, Book 5122, Page 878, Book 5546, Page 493, Book 6229, Page 970, Book 10382, Page 596, Instrument No. 20040428-0047940 and Instrument No. 20040826-0103606, Register's Office for said County.

Anchor Easement of record in Book 5578, Page 752, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20110082672 DEEDWARR
Recvd: 12/30/11 09:35 2 pgs
Fees:13.00 Taxes:259.00
20111230-0102080

File No.: 01291-1403
SMG TN Warranty Deed

Easement Agreements of record in Book 9418, Page 950, Register's Office for said County.

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 137 Hermitage Woods Drive, Hermitage, TN 37076
(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/or 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/or 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 our hands this 29th day of December, 2011.

Jonathan D. Holmes

Pennie N. Holmes by Jonathan D. Holmes
her attorney-in-fact

her attorney-in-fact

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 Jonathan D. Holmes, 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 and Official seal this 29th day of December, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jonathan D. Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Pennie N. Holmes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111230-0102079 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of December, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO: Stewart Title Company
13026 Lebanon Road, Ste. 100
Mt. Juliet, TN 37122

File No.: 01291-1403
SMG TN Warranty Deed