BILL GARRETT, Davidson County
Trans:T20120054683 DEEDWARR
Recvd: 07/25/12 15:14 3 pgs
Fees:17.00 Taxes:0.00
20120725-0065481

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:		Map	Parcel
Carolyn S. Lipp, Trustee 301 Demonbreun Street Unit 710 Nashville, TN 37201-2228	SAME	Davidson Co. Wilson Co.	093 06 0A, 073A Grp H	068.00 023.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Carolyn S. Lipp, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006**, as amended from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of

the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of July, 2012.

Carolyn S. Lipp

Carolyn S. Lipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn S. Lipp, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2012.

Kristine Sumner-Grigsby

Notary Public

My Commission Expires: November 7, 2012

KRISTINE SUMNER-GRIGSBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

EXHIBIT A

Legal Descriptions

Davidson County, Map 093 06 0A, Parcel 068.00
301 Demonbreun Street, Unit 710

Land lying in the Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 710 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Carolyn Lipp by Warranty Deed from Encore Phase I Development Company, LLC of record as instrument No. 20110617-0046502, Register's Office for Davidson County, Tennessee, dated June 16, 2011.

This is improved property known as 301 Demonbreun Street, Unit 710, Nashville, TN 373201.

Wilson County, Map 073A, Grp H, Parcel 023.00

Land lying in Wilson County, Tennessee, more particularly described as follows:

Lot No. 195 on the Plan of Section 3rd of Phase One, Willoughby Station of record in Plat Book 20, Page 550, Register's Office for Wilson County, Tennessee reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Carolyn Lipp, a single woman, by Warranty Deed from Theodore E. Tillman and wife, Karen S. Tillman, of record in Book 1442, Page 558, Register's Office for Wilson County, Tennessee dated May 31, 2011.

This is improved property known as 3607 Canberra Way, Mt. Juliet, TN 37122.

Carolyn Lipp and Carolyn S. Lipp are one and the same person.