BILL GARRETT, Davidson County
Trans:T20120068934 DEEDWARR
Recvd: 09/13/12 11:14 2 pgs
Fees:13.00 Taxes:1209.90
20120913-0083137

WARRANTY DEED

G-VRE-12-1427

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONSTANCE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Lippard	Pinnacle Nat'l. BK (NAME)	
1427 Greenwood Avenue (ADDRESS)	150 3rd Ave S. #900 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	83-2-36.00

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 JOHN HERBERT AND JESSICA HERBERT, BOTH UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLIFFORD LIPPARD, A SINGLE PERSON , 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 THE EASTERLY 60 FEET OF LOT NO. 4, ON THE PLAN OF H. M. DOAK'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 4 FRONTS 60 FEET ON THE NORTH SIDE OF GREENWOOD AVENUE, AND RUNS BACK BETWEEN LINES 200 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN HERBERT AND WIFE, JESSICA HERBERT BY WARRANTY DEED FROM DAVID MILLER, II, UNMARRIED, RECORDED ON THE 10TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091210-0113071, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID JOHN HERBERT AND JESSICA HERBERT NOW UNMARRIED PER THE FINAL DECREE OF DIVORCE OF RECORD IN THE FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNSSEE AS DOCKET NO. 10D3082.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 22 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1427 Greenwood Avenue, Nashville, Tennessee 37206
(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 31st day of August, 2012.

John Herbert

Jessica Herbert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Herbert and Jessica Herbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122