WARRANTY DEED

G-RR-12-147

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

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
Jean Livingston	Suntrust Mtg.	
147 Westfield Drive (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Baltimore MD 21279 (CITY) (STATE) (ZIP)	128-13-A-147.00

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 JENNIFER L. TIPPENS EDMONDSON AND JAMES EDMONDSON, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEAN LIVINGSTON, 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:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: UNIT 147, WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), OF RECORD IN PLAT BOOK 6250, PAGE 590 REVISED IN PLAT BOOK 6250, PAGE 748, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, BOOK 6736, PAGE 10, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. TIPPENS, UNMARRIED BY WARRANTY DEED FROM ELBERT W. TIPPETT, JR. AND DIANNE M. TIPPETT, MARRIED, RECORDED ON THE 22ND DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041222-0152456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JENNIFER L. TIPPENS HAVING SINCE MARRIED AND IS NOW KNOWN AS JENNIFER L. TIPPENS EDMONDSON. JAMES EDMONDSON JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD FOR WESTFIELD CONDOMINIUMS (FORMERLY THE NAMLET) OF RECORD IN PLAT BOOK 6250, PAGE 590 REVISED IN PLAT BOOK 6250, PAGE 748; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256; CHARTER OF THE WESTFIELD CODOMINIUMS HOA OF RECORD IN BOOK 6746, PAGE 677; EASEMENT OF RECORD IN BOOK 7803, PAGE 694 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 147 Westfield Drive, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20120075450 DEEDWARR
Recvd: 10/04/12 12:59 2 pgs
Fees:13.00 Taxes:301.55
20121004-0091064

Witness my/our hand(s) this 28th day of September, 2012.

Jennifer L. Tippens Edmondson by Patricia DeSart Tippens, AIF
Jennifer L. Tippens Edmondson by
Patricia Desart Tippens, Attorney in Fact

James Edmondson by Patricia DeSart Tippens, AIF
James Edmondson by Patricia Desart
Tippens, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2012, before me personally appeared Patricia Desart Tippens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer L. Tippens Edmondson and James Edmondson and who acknowledged she executed the same as the free act and deed of the said Jennifer L. Tippens Edmondson and James Edmondson.

Witness my hand and official seal, this the 28th day of September, 2012.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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