Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

LICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Tipps	NewOwner	118-09-0-A-
(NAME)	(NAME)	
1001 Clifton Lane #7		007.00CA
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lauren A. Wall, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Tipps, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Townhouse Unit No. 7 together with the appurtenant interest in the common elements of Hawthorne Square Condominiums, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, said Townhouse being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Hawthorne Square of record in Book 6250, page 422, Register's Office for Davidson County, Tennessee, for a more complete description of such Unit.

Being the same property conveyed to Lauren A. Wall, an unmarried person by deed from Darby L. Gyscek, unmarried of record in Instrument 201012020096126, Register's Office for Davidson County, Tennessee, dated November 30, 2010, recorded December 2, 2010.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2012 a lien, due and payable, but not delinquent. All matters shown on the Plan of record in Book 6250, page 422, Register's Office for Davidson County, Tennessee. All matters shown on the Plan attached as Exhibit "A" to the Master Deed of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hawthorne Square Condominiums of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee. Charter of record in Book 6788, page 614, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1001 Clifton Lane #7, Nashville, TN
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, 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:T20120090640 DEEDWARR
Recvd: 11/28/12 12:43 2 pgs
Fees:13.00 Taxes:869.50
20121128-0109243

Witness my/our hand(s) this 27TH DAY OF NOVEMBER, 2012.

Lauren A. Wall

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren A. Wall, with whom I am personally acquainted (or provided 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 26th day of November, 2012.

Notary Public

My Commission Expires: Aug 7 2016

(SEAL)

ANDREINA T OLSEN
Notary Public
State of Colorado
Commission # 20124049871
My Commission Expires Aug 7, 2016