WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2013

Notary Public

M.Y. COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-23-2016

BILL GARRETT, Davidson County
Trans: T20130021410 DEEDWARR
Recvd: 03/15/13 11:34 2 pgs
Fees: 13.00 Taxes: 1283.90
20130315-0026009

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Lykins and Karen Lykins	New Owner	093023D00300CO
(NAME)	(NAME)	
207 3rd Avenue N #301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Clifford M. Lippard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Lykins and Karen Lykins, husband and wife**, 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:

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 301 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, Amended and Restated Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, as Amended and Restated in Instrument No. 20051019-0125906, as amended in Instrument No. 20120515-0041818 and Instrument No. 20120523-0044645, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Clifford M. Lippard and wife, Adrienne Lynne Lippard by deed from The Phoenix Loft, LLC, dated September 19, 2005, of record 07/01/2004 in Instrument No. 20050920-0112989, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Clifford M. Lippard, unmarried, by quitclaim deed from Adrienne Lynne Lippard, unmarried, of record as Instrument No. 20091103-0101338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 207 3rd Avenue N #301, Nashville, TN 37201

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, has 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.

Witness our hands this **8th** day of **March, 2013**

Cliff Lippard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Cliff Lippard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **March, 2013**

Notary Public

My commission expires: _____

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014

Return To:

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