After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130024824 DEEDWARR
Recvd: 03/27/13 12:59 2 pgs
Fees:13.00 Taxes:469.90
20130327-0030067

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013.

Notary Public
My commission expires: 8/16/14

02-1301-48239

Address of New Owner:	Send Tax Bills to:	Tax Information
Patti V. Kaulback 3329 Harpeth Springs Dr. Nashville TN 37221	Same address as new owner	141-06-0-D-103.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alliene G. Lipsey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patti V. Kaulback, hereinafter called the Grantees, their successors 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 Unit No. 103, on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by the Declaration of Restrictive Covenants of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for said County.

Being the same property conveyed to Alliene G. Lipsey by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated March 31, 2010, recorded April 20, 2010, of record in Instrument No. 20100420-0029846, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David A. Majors by Final Decree Confirming Sale, divesting property out of Alliene G. Lipsey, dated November 20, 2012, recorded November 21, 2012, of record in Instrument No. 20121121-0107562, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Alliene G. Lipsey by Amended Decree for Redemption divesting property out of David A. Majors, dated March 4, 2013, recorded March 19, 2013, of record in Instrument No. 20130319-0027192, Chancery Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20130321-0028056, said Register's Office.

This property is improved property known as 3329 Harpeth Springs Dr., Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of March, 2013.

Alliene G. Lipsey by Debbie L. Maxwell, Attorney in Fact

Alliene G. Lipsey by Debbie L. Maxwell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debbie L. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alliene G. Lipsey, and who acknowledged that she executed the same as the free act and deed of said Alliene G. Lipsey.

Witness my hand in Brentwood, TN, this 22nd day of March, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON