BILL GARRETT, Davidson County
Trans:T20130082484 DEEDWARR
Recvd: 09/24/13 10:02 2 pgs
Fees:13.00 Taxes:699.30

20130924-0100223

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133576

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of September, 2013.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alex Lipsitz<br>4907 Darlington Court<br>Nashville, TN, 37211 | Same as new owner | 14710000900 |

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand and 00/100 Dollars ($189,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **EDWARD P. THORNTON, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ALEX LIPSITZ**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tenn, being Lot #166 on the plan of Caldwell Country Estates, Section II, as of record in Book 2663, Page 128, Register's Office for said county.

Said Lot 166 fronts 112 feet on the southwesterly side of Darlington Court, and extends back 407.8 feet on the northwesterly line and 299.4 feet on the southeasterly line to a dead line on which it measures 186.1 feet.

Being the same property conveyed to Edward P. Thornton, married, by Warranty Deed from Regions Bank, dated 8/21/2013, recorded 8/28/2013, of record in Instrument# 20130828-0090633, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4907 Darlington Court, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 18th day of September, 2013.

**EDWARD P. THORNTON**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Edward P. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of September, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014