BILL GARRETT, Davidson County
Trans:T20130086891 DEEDWARR
Recvd: 10/08/13 09:52 2 pgs
Fees:13.00 Taxes:614.20
20131008-0105490

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH130081

WARRANTY DEED

JESSICA MANNING-GARNER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 08-06-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

NOTARY PUBLIC

My commission expires: 6/6/16

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
William Gentner, et ux 602 General George Patton Nashville, TN 37221	Same address as new owner	142090F60200CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand and 00/100 Dollars ($166,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHALL M. LIPMAN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents does hereby transfer and convey unto, **WILLIAM GENTNER AND HAZEL GENTNER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit No. 602, together with the Carport designated No. 602-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516 and 517, as amended in Book 6900, Page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11, Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said county.

Being the same property conveyed to Marshall M. Lipman, by Trustee's Deed of Distribution from Howard Lipman & Susan Martin Lipman, Co-Trustees of the Lipman House Trust, trust under agreement dated effective the 7th day of August, 1989, dated

9/13/2013, recorded 9/16/2013, of record in Instrument No. 20130916-0097243, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Howard Lipman and Susan Martin Lipman, as Trustees for Lipman House Trust, by Warranty Deed from Maury and Smith Contractors, Inc., dated 9/20/1989, recorded 9/22/1989, of record in Book 7944, page 221, in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has 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 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(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3 day of October, 2013.

MARSHALL M. LIPMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marshall M. Lipman, 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 3 day of October, 2013.

JESSICA MANNING-GARNER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 06-06-2016

Jessica Manning-Garner
Notary Public

Jessica Manning-Garner
Printed Notary Name

My commission expires: 6/6/16