BILL GARRETT, Davidson County
Trans: T20140003881 DEEDWARR
Recvd: 01/17/14 10:34 2 pgs
Fees: 13.00 Taxes: 444.00
20140117-0004788

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME~~ THIS **15th** day of **January, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

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
Lex Lipsitz	*	14702013000
(NAME)	New Owner (NAME)	
4845 Corning Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(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, **The Travis W. Sullivan Revocable Living Turst**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lex Lipsitz, unmarried**, 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 Lot No. 35 on the Plan of Elysian Park, as of record in Book 233, page 32, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 3 is described as beginning at a point at a point on the south margin of Bellengrath Drive at a common corner of Lot 36 and 35; thence eastwardly 65 feet to a monument; thence continuing along the southerly margin of Bellengrath Drive 32 deg. 30', 161 feet to a monument; thence around the corner with a radius of 25 feet to a monument on the westerly margin of Corning Drive; thence southerly 179 feet along the westerly margin of said Corning Drive to a point; thence westwardly 151.9 feet to a monument; thence northwestwardly 150 feet to the point of beginning.

BEING the same property conveyed to the Travis W. Sullivan Revocable Living Trust by Quit Claim Deed dated 03/23/2004 from Travis W. Sullivan and filed of record in Instrument # 20040329-0034778, 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 4845 Corning Drive, Nashville, TN 37211

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 **15th** day of **January, 2014**

The Travis W. Sullivan Revocable Living Trust

Travis J. Sullivan, Trustee

The Travis W. Sullivan Revocable Living Trust
By Travis J. Sullivan, Trustee

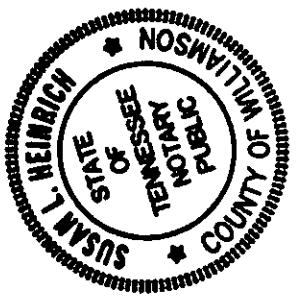
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Travis J. Sullivan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of The Travis W. Sullivan Revocable Living Trust dated March 23, 2004, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **January, 2014**

Notary Public

My commission expires: 8/29/2014



Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122