BILL GARRETT, Davidson County
Trans:T20140011127 DEEDWARR
Recvd: 02/18/14 10:02 2 pgs
Fees:13.00 Taxes:1239.50

20140218-0013598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/26/2014

(AFFIX SEAL)

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

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
Chris Anderson and Kyla Anderson	Synovus Mortgage Corp.	14710000900
(NAME) 4907 Darlington Ct	(NAME) 2204 Lakeshore Dr. #325	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35209	
(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, **Alex Lipsitz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher S. Anderson and Kyla Anderson, 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:

C.

Land inDavidson County, Tennessee, 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, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alex Lipsitz by Warranty Deed from Edward P. Thornton, married, dated September 18, 2013 and filed in Instrument Number 20130924-0100223, Register's Office of 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 4907 Darlington Ct, 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 13th day of **February, 2014.**

Alex Lipsitz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alex Lipsitz**, 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 **13th** day of **February, 2014.**

Notary Public

My commission expires: 8/29/2014

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