WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020375 DEEDWARR
Recvd: 03/27/14 08:34 2 pgs
Fees:13.00 Taxes:521.70
20140327-0025068

G-VRES-14-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Early Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Early Lee Johnson, Jr.	**Same as New Owner**	
(NAME)	(NAME)	
1213 Curran Ct.		**150-9-A-123.00 CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EARL LEE LIPSCOMB, , JR. AND WIFE, STEPHANIE J. LIPSCOMB,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EARLY LEE JOHNSON, JR., A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that 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. 277 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.7013.

Being the same property conveyed to Earl Lee Lipscomb, Jr. and wife, Stephanie J. Lipscomb by deed from Richard J. Slusarz and wife, Jamie Elliott-Slusarz of record in Book 8197, page 979, Register's Office for Davidson County, Tennessee, dated September 17, 1990 and recorded on September 18, 1990. (Value or consideration shown in aforementioned deed $94,957.64.)

This conveyance is subject to:
- All matters shown on the Plan of record in Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Declaration of Annexation of Sec. VIII of record in Book 7522, Page 905, Register's Office for Davidson County, Tennessee,
- Storm Water Detention Agreement of record in Book 7414, Page 319, Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4607, Page 484, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed as to Open Space of record in Book 8083, Page 804, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Instrument 200209110110966, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 Curran Ct., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MARCH, 2014.

Earl Lee Lipscomb, , Jr.

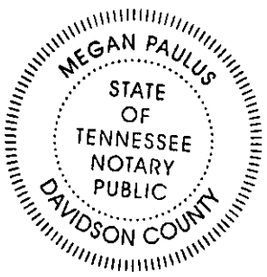
Stephanie J. Lipscomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL LEE LIPSCOMB, , JR. AND STEPHANIE J. LIPSCOMB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212