WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cara L Lippl	F & M Bank	07207031600
(NAME)	(NAME)	BILL GARRETT, Davidson County
2129 Riverside Dr.	P O Box 451	Trans:T20140021369 DEEDWARR Recvd: 03/31/14 13:50 2 pgs Fees:13.00 Taxes:725.20
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37041	20140331-0026344
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cara L. Lippl, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 60 and the southwesterly part of Lot No. 59 on the Plan of Waters Place, as of record in Book 332, Pages 136 & 137, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said property.

Beginning at a point in the east margin of Riverside Drive at the corner of Lot 60 and 61; thence with the line between said lots, easterly 166.6 feet to an alley;(erroneously shown as 1666.6 in the prior three conveyances) thence with the margin of said alley; northerly 40.5 feet to a point; corner of Lots 59 and 60; thence crossing northwesterly through Lot No. 59, 178 feet, more or less, to the southeasterly margin of Evelyn Avenue, (erroneously shown as southwesterly in the last two conveyances) thence with the margin of the same, southwesterly 50 feet to the easterly margin of Riverside Drive; thence with the margin of the same, southerly 97.5 feet to the point of beginning.

Being the same property conveyed to Aubrey Hiam by Warranty Deed from Tennessee Telco Credit Union, which deed is dated October 21, 1998, of record in Book 11165, Page 126, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013 of record in Instrument No. 20140108-0001959, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF WATERS PLACE OF RECORD IN BOOK 332, PAGES 136 & 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2129 Riverside Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 21st day of March, 2014.

Hiam Family Revocable Living Trust Agreement dated
April 22, 2013

By: _____ Co-Trustee
Aubrey L. Hiam, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*Aubrey L. Hiam

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-**TRUSTEE** of the **Hiam Family Revocable Living Trust Agreement dated April 22, 2013**, the within named bargainor, and he as such Co-**TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as Co-**TRUSTEE**.

WITNESS my hand and seal, this 21st day of March, 2014.

My Commission Expires:
1-9-16

Sandy Balent
Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DAVIDSON COUNTY SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC