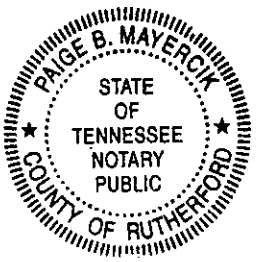
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June 2014.

Paige B Mayercik
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kendrick Rafael Edwards and Rebecca Anne Miller Edwards, husband and wife	New Owner Regions bank DBA Regions Mtg.	14702013000
(NAME)	(NAME)	
4845 Corning Dr	2050 Pkwy. Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex Lipsitz, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kendrick Rafael Edwards and Rebecca Anne Miller Edwards, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Elysian Park, as of record in Book 2331 (erroneously referenced in prior deed as Book 233), page 32, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the Travis W. Sullivan Revocable Living Trust by Quitclaim Deed dated 03/23/2004 from Travis W. Sullivan and filed of record in Instrument No. 20040329-0034778, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140045563 DEEDWARR
Recvd: 06/26/14 13:44 2 pgs
Fees:13.00 Taxes:1036.00
20140626-0056094

Further being the same property conveyed to Lex Lipsitz, unmarried by Warranty Deed dated January 15, 2014 from The Travis W. Sullivan Revocable Living Trust and filed of record in Instrument No. 20140117-0004788, said Regiister'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 4845 Corning Dr, 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 20th day of June, 2014.

Lex Lipsitz

STATE OF Tennessee

OF DAVIDSON

I,Susan Heinrich, a Notary Public for the of and State of , do hereby certify that Lex Lipsitz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of June, 2014.

Notary Public

My Commission Expires: 8/29/2017

(SEAL)

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