WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Latarsha Y. Lipscomb	Peoples Home Equity	Parcel ID:
3324 Timber Trl.	150 N. Seven Oaks	15003005000
Antioch, TN 37013	Knoxville, TN 37922	

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, we

Brenda L. Prime, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Latarsha Y. Lipscomb, married
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. 45 on the plan of The Country, Section Two, as of record in Book 5050, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 36.65 feet on the westerly margin of Timbertrail and extends back 129.90 feet on the southerly line and 112.03 feet on the northerly line to a broken line in the rear measuring 181.16 feet thereon.

BEING the same property conveyed to Kenneth E. Prime and wife, Brenda L. Prime by deed from James H. Baker and wife, Pamela L. Baker, of record in Book 9990, Page 473, dated March 21, 1996, Register's Office for said County. The said Kenneth E. Prime is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 5111, Page 606, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5050, Page 40, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3324 Timber Trl., Antioch, TN 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 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, 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 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 my hand this 29th day of July, 2014.

Brenda L. Prime

BILL GARRETT, Davidson County
Trans:T20140055678 DEEDWARR
Recvd: 07/31/14 13:31 2 pgs
Fees:13.00 Taxes:469.90

20140731-0068439

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Prime, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 29th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.