THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140061093 DEEDWARR
Recvd: 08/19/14 09:41 2 pgs
Fees:13.00 Taxes:2921.15
20140819-0075039

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***789,500.00.

Affiant

Subscribed and sworn to before me this 15TH day of August, 2014.

Notary Public

My Commission Expires: 03.06.18

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Jeffrey R. Lipscomb<br>332 Harvard Avenue<br>Nashville, Tennessee 37205 | NEW OWNER | MAP 104-05-0<br>PARCEL 188.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Eighty Nine Thousand Five Hundred and 00/100 Dollars ($***789,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Carolyn Dever and Paul Young, wife and husband, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jeffrey R. Lipscomb and Lori R. Lipscomb, 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:

BEING Lot No. 424 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Carolyn Dever and husband, Paul Young, by Warranty Deed dated April 30, 2009, from Robert D. Dougher and wife, Kimberly R. Dougher, of record as Instrument No. 20090504-0040626 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 332 Harvard Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Richland Realty Co's Division "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the _____ day of August, 2014.

Carolyn Dever
by Mitchell A Watts Attorney in Fact
Carolyn Dever by Mitchell A. Watts,
Attorney in Fact

Paul Young
by Mitchell A Watts Attorney in Fact
Paul Young by Mitchell A. Watts,
Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Carolyn Dever and Paul Young and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Carolyn Dever and Paul Young.

WITNESS my hand and official seal this 15th day of August, 2014.

Lindsey Vogel
Notary Public

LINDSEY VOGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

My Commission Expires: 12-06-16