WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071613 DEEDWARR
Recvd: 09/24/14 12:25 2 pgs
Fees:13.00 Taxes:1313.50
20140924-0087841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Mark Thompson	F&M Bank	
(NAME)	(NAME)	
919 Winston Place	P.O. Box 451	118-13S-1 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LIPSCOMB DRIVE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAIGE THOMPSON AND JON MARK THOMPSON, WIFE AND HUSBAND,** 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 Unit A of Winston Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Winston Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131125-0121013, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Winston Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131125-0121013, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lipscomb Drive Partners, LLC by Warranty Deed from Marie C. King of record in Instrument No. 20131121-0120003, said Register's Office and Scrivner's Affidavit correcting said Deed of record in Instrument No. 20140924-0087839, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 2, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20131125-0121013, said Register's Office; (d) charter of record in Instrument No. 20131125-0121012, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 919 Winston Place, Nashville, TN 37204
(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 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 16th day of September, 2014.

Lipscomb Drive Partners, GP

By: _____
L. Edward Gaw, Jr., General Partner

By: _____
Jeffrey C. Dale, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared L. Edward Gaw, Jr. and Jeffrey C. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be general partners of Lipscomb Drive Partners, GP, the within named bargainors, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2014.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015