WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083111 DEEDWARR
Recvd: 11/04/14 10:24 2 pgs
Fees:13.00 Taxes:2368.00
20141104-0101704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2014.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

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
Robert G. Anderson, Jr.	A division of Farmington Mtg Capstar	
(NAME)	(NAME)	
3602 Mayflower Place	2003 Richard Jones Rd	118-13-0S-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37215	
(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 **ROBERT G. ANDERSON, JR. AND KIMBERLY L. ANDERSON, 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 Unit B 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 the same property conveyed by Warranty Deed from Marie C. King, unmarried to Lipscomb Drive Partners, GP, a Tennessee general partnership as recorded on the 21st day of November, 2013 in Instrument No. 20131121-0120003, corrected at Instrument No. 20140924-0087839, in the Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3602 Mayflower 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 31 day of October, 2014.

Lipscomb Drive Partners, GP

By: L. Edward Gaw

L. Edward Gaw, Jr., Partner

By: Jeffrey C. Dale by on path

Jeffrey C. Dale, 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 partners of Lipscomb Drive Partners, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public