BILL GARRETT, Davidson County
Trans: T20150018033 DEEDWARR
Recvd: 03/12/15 12:21 2 pgs
Fees: 13.00 Taxes: 1091.50
20150312-0021266

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $295,000.00 (Two Hundred Ninety Five Thousand).

Kasey Hulsey
AFFIANT

Subscribed to and sworn before me this 10th day of March, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andrew Hulsey and Kasey Hulsey 4210 Hillsboro Pike #209 Nashville, TN 37215	State Farm Bank F.S.B. 111 Corporate Office Drive, Suite 300 Earth City, MO 63045	131020H20900CO

WARRANTY DEED

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, I/WE, **JEFFREY R. LIPSCOMB,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KASEY HULSEY AND ANDREW HULSEY, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 of the Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, for a more complete and detailed description thereof.

Being the same property conveyed to Jeffrey R. Lipscomb, married, by deed from Nancy Baker, unmarried, of record in Instrument No. 20080905-0091141, Register's Office for Davidson County, Tennessee.

Lori Lipscomb executes this instrument as Attorney-in-Fact on behalf of Jeffrey R. Lipscomb, pursuant to the Power of Attorney recorded in Instrument No. 20150312-0021265, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4210 HILLSBORO PIKE #209** **NASHVILLE,TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2015023813

WITNESS, this 10th day of March, 2015

Jeffrey R. Lipscomb by Lori Lipscomb Attny in fact

Jeffrey R. Lipscomb
By: Lori Lipscomb as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of March, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori Lipscomb**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Jeffrey R. Lipscomb**, and acknowledged that she executed that same as the free act and deed of the said **Jeffrey R. Lipscomb**.

WITNESS my hand and official seal this the 10th day of March, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____