

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Ashley Rais
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My commission expires: 6-25-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Lawrence M. Lipman	**New Owner**	**11615004700**
2002 Richard Jones Road, Ste C-104		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jupiter Managing General Agency, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence M. Lipman and Alexandra V. Lipman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Resubdivision of Royal Oaks section "B" of record in Plat Book 1424, Page 89, 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 Jupiter Managing General Agency, Inc., a Tennessee corporation by Warranty deed from Kevin P. McDermott and wife, Deborah A. McDermott of record in Instrument No. 20120423-0034351 Register's Office for Davidson County, Tennessee, dated April 20, 2012 and recorded on April 23, 2012.

Being also known as 438 Royal Oaks Drive Nashville, TN 37205.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (__x__) property known as 438 Royal Oaks Drive, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 09/25/15 14:38 3 pgs
Fees:18.00 Taxes:3515.00
20150925-0097797

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. 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/OUR HANDS EFFECTIVE AS OF September 25, 2015:

Jupiter Managing Agency, Inc.

By: E. Brian Brown
Its: President

STATE OF TENNESSEE	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, **E. Brian Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be **President** of **Jupiter Managing General Agency, Inc., a Tennessee corporation**, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 25th day of September, 2015.

My Commission Expires: 6.26.16

Notary Public

20151479C

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY