WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155693 DEEDWARR
11/01/2018 10:09:39 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20181101-0108125

Robin Bowman State of Tennessee Notary Public Rutherford County My Commission Expires 05-19-2020

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TT BONN, LLC	TT BONN, LLC	93-6-A-68.00 CO
(NAME)	(NAME)	
304 Canterbury Court	304 Canterbury Court	
(ADDRESS)	(ADDRESS)	
Mayfield, KY 42066	Mayfield, KY 42066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TT BONN, LLC,** 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:

Davidson County, Map 093 06 A, Parcel 068.00
301 Demonbreun Street, Unit 710

Land lying in the Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 710 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006 from Carolyn S. Lipp by Warranty Deed dated the 11th day of July, 2012 of record in Instrument No. 20120725-0065481, recorded the 25th day of July, 2012, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on plat of record and restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

Carolyn Lipp and Carolyn S. Lipp are one and the same person.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Suite 710, Nashville, TN 37201
(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/our hands this 30th day of October, 2018.

Carolyn S. Lipp, Trustee of the Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006

Carolyn S Lipp Trustee

by: Carolyn S. Lipp, Trustee

State of Tennessee
County of Louden

Personally appeared before me, a notary public in and for the state and county aforementioned, Carolyn S. Lipp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 30th day of October, 2018.

Trudy Stafford

Notary Public Trudy Stafford
My Commission Expires: 5/13/19

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2018242