WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

R-BR-20-2822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 438310 DEEDWARR
07/15/2020 01:04:10 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20200715-0077550

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deepa R. Magge and Adam P. Carlson	**NEW OWNER**	
(NAME)	(NAME)	**118-02-3D-001.00-CO**
2822 Vaulx Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LIPMAN FAMILY 2011 TRUST DATED NOVEMBER 14, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEEPA R. MAGGE AND ADAM P. CARLSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 The Cottages of Vaulx, A Horizontal Property Regime with Private Elements a/k/a Horizontal Property Regime of 2822 Vaulx Lane, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and Restrictions for The Cottages of Vaulx of record in Instrument No. 20150608-0053460 and Scrivener's Affidavit of record in Instrument No. 20151209-0123910, in the Registers Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No. 20150608-0053460, and Scrivener's Affidavit in Instrument No. 20151209-0123910, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of Vaulx Unit "A" and private elements "A" as set forth in Exhibit "A", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owner.

Being the same property conveyed to Eva G. Lipman, Trustee of the Lipman Family 2011 Trust dated November 14, 2011, by Warranty deed from Jason Bockman and Erica Bockman, husband and wife of record in Instrument No. 20160217-0014749 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1130, Page 8, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cottages of Vaulx of record in Instrument Number 20150608-0053460, and Scrivener's Affidavit recorded in Instrument No. 20151209-0123910, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2822 Vaulx Lane, Nashville, Tennessee 37204**.

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 hand(s) this the ____ DAY OF JULY, 2020.

Lipman Family 2011 Trust dated November 14, 2011

BY: Eva G. Lipman, Trustee
Eva G Lipman
Trustee

STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned Notary Public, personally appeared EVA G LIPMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of LIPMAN FAMILY 2011 TRUST DATED NOVEMBER 14, 2011, the within named bargainor, a TRUST, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing as TRUSTEE of LIPMAN FAMILY 2011 TRUST DATED NOVEMBER 14, 2011.

Witness my hand and official seal, this the 13 day of July, 2020.

Rebecca Darcy Moore
Notary Public
My Commission Expires: 06-21-2024
(SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212