BOX #14A

STATE OF TENNESSEE G#13745-2
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/00 15:36 3pgs
Fees:15.00 Taxes:481.00
20001012-0101642

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Daren Rippy	CuCorp, Inc.	118-9-143
(NAME)	(NAME)	
922 Sutton Hill	1400 Eighth Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37203	
(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,

ESTATE OF JEAN E. BRUTON AND PATRICIA ANN BENDER AND ANTHONY BRUTON AND LADONNA SMITH AND FRANK BRUTON AND DARRYL MINGO AND MELL BRUTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAREN K. RIPPY AND AMANDA V. RIPPY, 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 Lot No. 21 of Block "H" on the Map of Battlefield Estates, Section 2, as of record in Book 843, page 108, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jean E. Bruton by Quitclaim deed from Anthony Bruton of record in Book 10197, Page 435, Register's Office for Davidson County, TN. The said Jean E. Bruton, having died Testate, Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, (Probate Division), Docket No. 00P153. Property having been devised to Patricia Ann Bender, Anthony Bruton, LaDonna Smith, Frank Bruton, Darryl Mingo, and Mell Bruton.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 922 Sutton Hill, 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 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 our hands this.

Estate of Jean E. Bruton
By: Patricia Ann Bender, Executrix
Patricia Ann Bender, Executrix

Patricia Ann Bender

Anthony Bruton

LaDonna Smith

Frank Bruton

Darryl Mingo

Mell Bruton

Mell Bruton

EVERETT HUTCHERSON NOTARY PUBLIC AT LARGE LAUDERDALE CO. TENN.

STATE OF Tennessee
COUNTY OF Lauderdale

I hereby certify that on this 6th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared Mell Bruton, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Everett Hutcherson
Notary Public

My Commission Expires 4-16-2002

STATE OF TN
COUNTY OF Davidson

I hereby certify that on this 10th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Ann Bender, Individual and as Executrix for the Estate of Jean E. Bruton known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Notary Public

My Commission Expires 12/23/01

STATE OF TN
COUNTY OF Davidson

I hereby certify that on this 10th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared Anthony Bruton, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Notary Public

My Commission Expires 12/23/01

STATE OF TN
COUNTY OF Davidson

I hereby certify that on this 10th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared LaDonna Smith, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 12/23/01

Notary Public

STATE OF TN
COUNTY OF Davidson

I hereby certify that on this 10th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared Frank Bruton, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 12/23/01

Notary Public

STATE OF North Carolina
COUNTY OF Mecklenburg

I hereby certify that on this 5th day of October, 2000 before me, a Notary Public in and for the State and County aforesaid, personally appeared Darryl Mingo, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Kenneth B. Mellette

Notary Public

My Commission Expires

Kenneth B. Mellette, Notary Public
Mecklenburg County, North Carolina
My Commission Expires 6/16/2003