WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

James Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES 8/25/06
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/26/05 13:28 2 pgs
Fees:13.00 Taxes:804.75
20050726-0086894

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daren Rippy	SunTrust Mortgage, Inc.	115-3-114
(NAME) 734 Bresslyn Road	(NAME) 201 4th Avenue North/7th Fl	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37219	
(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,

Michael Dyer,

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

Daren Rippy and wife, Amanda Rippy,

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. 236 on the Plan of Brook Meade Subdivision, Section VI, as of record in Book 2331, Pages 3 and 4, Register's Office for said County.

SAID Lot No. 236 fronts 121.0 feet on the easterly side of Bresslyn Road and runs back 329.8 feet on the northerly line and 336.0 feet on the southerly line to a line in the rear which measures 121.3 feet thereon.

BEING the same property conveyed to Michael Dyer by Quitclaim Deed of record in Instrument No. 20041228-0152617, Register's Office for Davidson County, Tennessee.

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 826 Bresslyn Road, Nashville, TN 37205
(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 hand this 20th day of July, 2005.

Michael Dyer by James Mosley as his attorney in fact

By James Mosley ATTY IN Fact

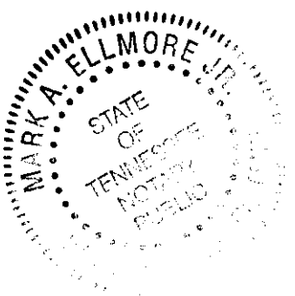
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of July, 2005, before me, Mark A. Ellmore, Jr., the undersigned officer, personally appeared James Mosley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Michael Dyer, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2005.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public