THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090085091 DEEDWARR
Recvd: 12/17/09 13:54 2 pgs
Fees:13.00 Taxes:222.00
20091217-0115006

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| Jon M. Kipp, et ux<br>1204 Riverside<br>Old Hickory, TN 37138 | Same | 044-11-0-123 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELLIE PERRIGO, Personal Representative of the Estate of Ricky Joe Perrigo and Heir at Law, and JAMES PERRIGO, Heir at Law**, have this day bargained and sold, and do hereby transfer and convey unto the said **JON M. KIPP and wife, CHRISTY L. KIPP**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Section A, Village of Old Hickory, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICKY J. PERRIGO, UNMARRIED, by deed from E. ODELL SMITH, UNMARRIED, of record in Book 9241, page 863, dated January 31, 1994, said Register's Office. The said Ricky J. Perrigo having since died on or about September 1, 2009 leaving Nellie Perrigo (Mother) and James Perrigo (Father), as his Heirs at Law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $60,000.00.

Subscribed and sworn to before me, _____
this 14th day of December, 2009. Affiant

My Commission Expires: 3/10/2012 Judy Callis
Notary Public

JUDY GALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 505 Lawrence Street, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th day of December, 2009.

Nellie R Perrigo

**NELLIE PERRIGO**
**Personal Representative of the Estate of Ricky J. Perrigo and Heir at Law**

**JAMES PERRIGO**
**Heir at Law**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **NELLIE PERRIGO and JAMES PERRIGO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of December, 2009.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/10/2012