WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Harold D. Rippy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2009.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold D. Rippy	Harold D. Rippy	05500000400 (Davidson County)
(NAME)	(NAME)	
1400 Stratford Avenue	1400 Stratford Avenue	Map 64 Parcel 4.00
(ADDRESS)	(ADDRESS)	(Cheatham County)
Nashville, TN 37216	Nashville, TN 37216	
(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, Helen R. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD D. RIPPY AND WIFE, DONNA M. 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: and Cheatham

Land lying in the 13th Civil District of Davidson County, Tennessee with a portion of said land lying in the 1st Civil District of Cheatham County, Tennessee, being Tract No. 1 on Bull Run Road, as described in a survey by Richardson Morris Company, Surveyors, dated November 7, 1972, as follows:

BEGINNING at a point in the westerly margin of Bull Run Road, at the northeast corner of the property conveyed to V. R. Langley by deed of record in Book 2535, Page 633 in the Register's Office for Davidson County, Tennessee; thence North 69 deg. 15' West 347.40 feet; thence North 66 deg. 08' West 631.17 feet; thence North 55 deg. 00' West 800.25 feet; thence North 32 deg. 00' West 420.75 feet; thence North 25 deg. 00' West 165 feet; thence North 30 deg. 00' West 247.50 feet; thence North 25 deg. 00' West 156.75 feet; thence North 32 deg. 00' West 330 feet; thence North 28 deg. 29' West 553.78 feet; thence South 67 deg. 35' 05" West 593.22 feet; thence North 11 deg. 13' 36" West 465.97 feet; thence North 11 deg. 32" East 177 feet; thence North 43 deg. 29' East 68.61 feet; thence North 1 deg. 51' 18" West 680 feet; thence North 39 deg. 38' West 115.26 feet; thence North 38 deg. 43' East 96.66 feet; thence South 86 deg. 11' East 670.26 feet; thence South 10 deg. 00' West 184.90 feet; thence South 31 deg. 57' East 2,752.92 feet; thence South 2 deg. 26' East 236.51 feet; thence South 53 deg. 20' East 1,300 feet to a point in the westerly margin of Bull Run Road; thence southerly along the westerly margin of said Bull Run Road; 202 feet to the point of beginning.

Being the same property conveyed to Helen R. Smith by Successor Trustee's Deed from Marshall L. Hix, Successor Trustee which deed is of record as Instrument No. 20090115-0003772 in the Register's Office for Davidson County, Tennessee and of record in Record Book 308, Pages 527-531 in the Register's Office for Cheatham County, Tennessee.

TOGETHER WITH AND INCLUDING GRANTOR'S RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN JOINT DRIVEWAY AGREEMENT AND EASEMENT OF RECORD IN BOOK 7832, PAGE 109 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans: T20090085245 DEEDWARR
Recvd: 12/18/09 09:56 2 pgs
Fees: 13.00 Taxes: 980.50
20091218-0115201

unimproved ☐

This is improved ☑ property, known as 4144 Bull Run Road, Ashland City, TN 37015

(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 17th day of December, 2009.

Helen R. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of December, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Helen R. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Notary Public, DEANIE L. GREGORY

