WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Deanie L. Gregory, Atty.

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
Anthony C. Stock	USDA/CSC	Map 55 Parcel No. 91
(NAME)	(NAME)	
108 Katye Street	P. O. BOX 68805	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	ST. LOUIS, MO 63166	
(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, HAROLD D. RIPPY AND WIFE, DONNA M. RIPPY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony C. Stock, an unmarried man, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☑ property, known as 4146 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 our hands this 17th day of September, 2010.

Harold D. Rippy

Donna M. Rippy

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of September, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold D. Rippy and Donna M. Rippy**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100060294 DEEDWARR
Recvd: 09/24/10 10:45 2 pgs
Fees:13.00 Taxes:582.38

20100924-0076173

File No.: 2010-0168
TN Warranty Deed

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee and being bounded on the North by Joe McCrary, on the East, South, and West by the remaining property of Harold Rippy and being more particularly described as follows:

Beginning at a capped iron pin (#2459) set in the southerly property line of Joe McCrary (DB 7832, PG 113, R.O.D.C.T.) , said pin being North 48 Degrees 37 Minutes 35 Seconds West and a distance of 658.18 feet from an iron pin found on the westerly R.O.W. of Bull Run Road, at the southeasterly corner of the Joe McCrary property and the northeasterly corner of the Harold Rippy property. Said pin being the POINT OF BEGINNING.

Thence leaving the line of McCrary and severing the lands of Rippy, South 28 Degrees 16 Minutes 09 Seconds West a distance of 136.29 feet to capped iron pin(#2459) set on the North side of a driveway.

Thence, South 75 Degrees 28 Minutes 17 Seconds West, a distance of 33.20 feet to capped iron pin(#2459) set on the North side of a driveway. Said pin being the southeasterly corner of the tract herein described.

Thence, North 68 Degrees 16 Minutes 15 Seconds West, a distance of 362.22 feet to capped iron pin(#2459).

Thence, North 41 Degrees 06 Minutes 47 Seconds West, a distance of 536.40 feet to capped iron pin(#2459). Said pin being the southwesterly corner of the tract herein described.

Thence, North 51 Degrees 18 Minutes 18 Seconds East, a distance of 400.92 feet to iron pin found in the southerly line of McCrary. Said pin being the Northwest corner of McCrary and the Northwest corner of the tract herein described.

Thence, with the southerly line of McCrary, South 02 Degrees 06 Minutes 07 Seconds West, a distance of 236.46 feet to an iron pin found.

Thence, South 48 Degrees 37 Minutes 35 Seconds East, a distance of 641.82 feet to the POINT OF BEGINNING.

Said tract containing 5.05 acres or 220,125 sq.ft. more or less by a survey performed by Brian Keith, RLS #2459, dated April 23, 2010.

Being a part of the same property conveyed to Harold D. Rippy and wife, Donna M. Rippy by Warranty Deed from Helen R. Smith recorded as Instrument No. 20091218-0115201 in the Register's Office for Davidson County, Tennessee. Further, being a part of the same property conveyed to Harold D. Rippy by Quitclaim Deed from Donna M. Rippy of record as Instrument No. 20100212-0011072, said Register's Office and further being the same property conveyed to Harold D. Rippy by Quitclaim Deed from Harold D. Rippy for the purpose of creating a separate tract being the subject 5.05 acre tract which deed was recorded recorded June 2, 2010 as Instrument No. 20100602-0042409 in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO THE TERMS AND CONDITIONS OF AN INGRESS/EGRESS EASEMENT BEING RECORDED SIMULTANEOUSLY HEREWITH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. 20100924-0076172