This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12074

BILL GARRETT, Davidson County
Trans:T20120012066 DEEDWARR
Recvd: 02/17/12 13:54 2 pgs
Fees:13.00 Taxes:795.50
20120217-0014208

Send Tax Bills To:
Fidelity Bank d/b/a Fidelity Bank Mortgage
3 Corporate Square, 7th Floor
Atlanta, GA 30329

New Owner is:
Christine E. Randolph
7108 River Park Court
Nashville, TN 37221

MAP: 155-03-0B

PARCEL: 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph M. Ripski and Suzanne D. Ripski**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christine E. Randolph**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Know As: **7108 River Park Court, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to River Park Estates, of record in Plat Book 6900, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Joseph M. Ripski and wife, Suzanne D. Ripski by Warranty Deed from Cathy Ann Lamberth, a single woman, dated 5/26/05 and recorded 5/27/05 in Instrument Number 20050527-0060199, Register's Office for Davidson County, Tennessee.

JMR SDR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of February, 2012.

GRANTOR(S):

Joseph M. Ripski

JOSEPH M. RIPSKI

Suzanne D. Ripski

SUZANNE D. RIPSKI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph M. Ripski and Suzanne D. Ripski** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of February, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**.

AFFIANT

SWORN TO and subscribed before me this 10th day of February, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____