QUITCLAIM DEED

This instrument was prepared from information furnished by the parties.

SHELLEY A. MADDOX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-30-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Lyn Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2012.

Shelley A Maddox
Notary Public

MY COMMISSION EXPIRES: 6/30/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell L. Rippetoe	SAME	161-14-0-B240.00
(NAME)	(NAME)	
500 Moss Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Randall L. Rippetoe (aka Randell L. Rippetoe)**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Randell L. Rippetoe and Laura L. Rippetoe, husband and wife**, 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 Unit No. 240, on the plan of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595 and Book 8765, page 610, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Mary R. Rippetoe and Randall L. Rippetoe as joint tenants with rights of survivorship of record in Book 10815, page 401, of the Register's Office of Davidson County, Tennessee. Mary R. Rippetoe died intestate on December 3, 2010 leaving said property to Randall L. Rippetoe as surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☐ property, known as 240 Highland Villa Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120022133 DEEDQC
Recvd: 03/27/12 11:15 2 pgs
Fees:12.00 Taxes:0.00
20120327-0025936

TO HAVE AND TO HOLD said property, together with all of the appurtenances, estate and title thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Witness our hands this 22 day of March, 2012.

Randall L. Rippetoe

RR Randell Rippetoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall L. Rippetoe,*with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 22 day of March, 2012.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

*aka Randell L. Rippetoe