Prepared by: + RETURN TO:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2012.

Notary Public
My commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

03-1205-37751

Address of New Owner:	Send Tax Bills to:	Tax Information
Heather Rippetoe	Mortgage Investors Group	01-11-0-169.00
4808 Indiana Avenue	8320 E. Walker Springs Lane	
Nashville TN 37209	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Regina S. Waddell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather Rippetoe, hereinafter called the Grantees, their successors 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 Lots Nos. 717 & 719 of Block 101, West Nashville, Plan No. 1, of record in Book 57, Pages 74 & 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Hopf and Regina S. Waddell by deed from Jimmy A. Duncan, Trustee, dated April 8, 2008, recorded April 9, 2008, in Instrument No. 20080409-0035827, Register's Office for Davidson County, Tenenssee. David Hopf having since died. By Last Will and Testament for David G. Hopf, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 10P-381, subject property was devised to Regina Michelle Waddell. Regina S. Waddell and Regina Michelle Waddell being one and the same person. David Hopf and David G. Hopf having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4808 Indiana Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120045716 DEEDWARR
Recvd: 06/20/12 15:45 2 pgs
Fees:13.00 Taxes:610.50
20120620-0054243

WITNESS my hand this 15th day of June, 2012.

X Regina S. Waddell

Regina S. Waddell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Regina S. Waddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN this 15th day of June, 2012.

Rachelle Caudill

Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/2014

