Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120050126 DEEDWARR
Recvd: 07/09/12 09:27 2 pgs
Fees:13.00 Taxes:481.00
20120709-0059854

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of June, 2012, by and between Melvin Ripplinger and Julia Ripplinger, a married couple, party of the first part, and Cassandra M Hathaway, _____, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

The land referred to in this policy is situated in the State of Tennessee, County of Davidson and described as follows:

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

Land in Davidson County, tennessee, being Lot No. 548 on the Plan of Towne Village of the Country, Section 4-B of record in Book 6250, Page 496, Register's Office for said County. Said Lot No. 548 fronts 72.02 feet on the Westerly margin of Towne Village Road and extends back 172.60 feet on the Northerly line and 125.0 feet on the Southerly line to a dead line in the rear measuring 83.69 feet thereon.

Being all or part of the same property conveyed to Melvin Ripplinger and Julie Ripplinger by virtue of that certain Quit Claim Deed dated January 26, 2012, at Instrument No. 20120126-0007325 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Melvin Ripplinger

Julia Ripplinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melvin Ripplinger and Julia Ripplinger, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of June, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Cassandra M Hathaway

Tax Parcel No 15007041700

Property Address: 3332 Towne Village Road
Antioch, TN 37013

MAIL TAX
BILLS TO: Same

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of June, 2012.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014