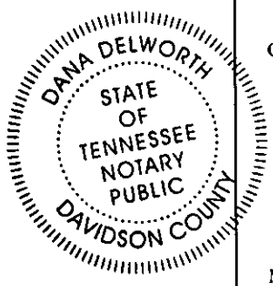
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ime Ekwere	Primary Residential Mortgage, Inc.	14903013900
(NAME)	(NAME)	
2604 Lakevilla Drive	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Salt Lake City, UT 84116	
(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, Mel Ripplinger and Julia Qiong Yu Ripplinger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ime Ekwere, unmaarried 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 Lot No. 26A, Zone Lot Division of Lot Numbers 25 and 26, on the Plan of Addition to Edge O Lake Estates, of record in Plat Book 8250, Page 693**, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mel Ripplinger and wife, Julia Qiong Yu Ripplinger, by deed of record in Instrument No. 20120215-0013342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Julia Qiong Yu Ripplinger by Mel Ripplinger as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120723006 4359, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2604 Lakevilla Drive, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20120053807 DEEDWARR
Recvd: 07/23/12 10:43 2 pgs
Fees:13.00 Taxes:303.40
20120723-0064360

** amending Plat Book 6250, Pages 391 and 392, and as amended by Surveyor's Certificate of Correction of record in Book 6525, Page 812

Witness our hands this 16th day of July, 2012.

Mel Ripplinger

Julia Qiong Yu Ripplinger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mel Ripplinger with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of July, 2012

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Commission expires:

Notary Public

AND

On this the 6th day of July, 2012, before me personally appeared Mel Ripplinger, the person who executed the foregoing instrument on behalf of Julia Qiong Yu Ripplinger and who acknowledged that he executed the same as the free act and deed of the said Julia Qiong Yu Ripplinger, through Power of Attorney granted he by the said Julia Qiong Yu Ripplinger.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2012.

Commission expires:

Notary Public

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County