WARRANTY DEED

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725 N.~~ Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,700.00

Dee Paulsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2012.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Ripani	Access National Mortgage	09511017400
(NAME)	(NAME)	
419 Blue Hills Drive	1800 Robert Fulton Dr #350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Reston Va 20191	
(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, Michael Harvey Shaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ripani and Susan L. Ripani, 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:

Being Lot No. 62 on the Plan of Merry Oaks, Section II of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Harvey W. Shaw, Jr. and Michael Harvey Shaw, tenants in common with full right of survivorship, by deed from Harvey W. Shaw, Jr. of record in Instrument Number 20061030-0134286, Register's Office, Davidson County, Tennessee. The said Harvey W. Shaw, Jr. now being deceased.

This conveyance is subject to all matters on plan of record in Book 2133, Page 8, and amended in Book 2291, Page 217, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

Property described herein was/is not the primary residence of the grantor.

unimproved ☐

This is improved ☑ property, known as 419 Blue Hills Drive, Nashville, TN 37214
(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:T20120061132 DEEDWARR
Recvd: 08/16/12 09:55 2 pgs
Fees:13.00 Taxes:416.99
20120816-0073363

Witness my hand this 8th day of August, 2012.

Michael Harvey Shaw

Michael Harvey Shaw

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 8TH day of AUGUST, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Harvey Shaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-3-16

Notary Public,

