2/ Box 49 GSRm

BILL GARRETT, Davidson County
Trans:T20120081204 DEEDWARR
Recvd: 10/25/12 14:09 2 pgs
Fees:13.00 Taxes:1406.00
20121025-0098000

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Karen Rippetoe Affiant Subscribed and sworn to before me, this 24th day of October, 2012. Catherine H. Gwyn Notary Public My Commission Expires: 6.21.16

Address New Owner As Follows: Mike Rippetoe and Karen Rippetoe 2949 Brick Church Pike Nashville, TN 37207	Send Tax Bills To: New Owner	Map-Parcel Number: 050-00-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles F. Hoover, Jr. and Chandra Rene Hoover Paul**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mike Rippetoe and wife, Karen Rippetoe**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey of Clyde D. Anderson dated February, 1973, to-wit:

Beginning at a point in the easterly margin of Dickerson Road, being the following bearings and distances measured along said easterly margin of Dickerson Road from the northeast corner of the intersection between said Road and Old Due West Avenue N. 13° 15' W. 228.24 feet, S. 78° 45' W. 35.0 feet, N. 11 deg. 15' W. 313.3 feet, this being the true point of beginning; thence along the easterly margin of said Dickerson Road N. 11 deg. 15' W. 350.6 feet; thence S. 87 deg. 59' E. 423.26 feet; thence S. 10 deg. 32' E. 384.35 feet; thence S. 83 deg. 26' W. 427.65 feet to the point of beginning.

Being the same property conveyed to Charles F. Hoover, Jr. and Velma J. Hoover, by deed from Dorothy S. Nahay, unmarried, of record in Book 7693, page 25 , dated October 31, 1988 , said Register's Office. The said Velma J. Hoover having since died intestate on or about September 28, 2004, leaving Charles F. Hoover, Jr. and Chandra Rene Hoover Paul as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20121025 0097998 , said Register's Office.

This is not now nor has it ever been the primary residence of the Grantors herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been paid prorated and by Seller. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8248, page 980, said Register's Office.

This is improved property known as: **3521 Dickerson Pike, Nashville, TN 37207**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of October, 2012.

Charles F. Hoover, Jr.

Chandra Rene Hoover Paul

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Hoover, Jr. and Chandra Rene Hoover Paul, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2012

(Seal)
CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016