WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **December, 2012**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Ripani and Susan L. Ripani	Access National Mortgage ISAOA-ATIMA	07311006100
(NAME)	(NAME)	
2308 Cabin Hill Road	1800 Robert Fulton Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Reston, VA, 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Russell John Gallian, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard J. 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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Revision of Section One, Sunset View, as shown of record in Plat Book 2663, pages 27 & 28, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell John Gallian by QuitClaim Deed from Tina Diane Gallian dated October 19, 2010 of record in Instrument No. 20101124-0094179, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Russell John Gallian and wife, Tina Diane Gallian, by deed from Kevin Douglas Gallian dated August 17, 2007 of record in Instrument No. 20070820-0099139, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2308 Cabin Hill Road, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20130001512 DEEDWARR
Recvd: 01/07/13 11:26 2 pgs
Fees:13.00 Taxes:411.07
20130107-0001806

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, has 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.

Witness our hands this **28th** day of **December, 2012**

Russell John Gallian by Ben Wilson ATTORNEY IN FACT

Russell John Gallian by Ben Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Russell John Gallian, and who acknowledged that he executed the same as the free act and deed of the said Russell John Gallian, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ N/A, ~~page~~ N/A, said Register's Office.

Inst # 20130107000 1805

Witness my hand and official seal, this **28th** day of **December, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY