BILL GARRETT, Davidson County
Trans:T20130050722 DEEDWARR
Recvd: 06/17/13 12:58 2 pgs
Fees:13.00 Taxes:647.50
20130617-0061613

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 175,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES NOLAN RIPPY **KATHY ATWOOD RIPPY**	**GUARANTY TRUST COMPANY**	**04207000900**
802 N GRAYCROFT AVE	**316 ROBERT ROSE DRIVE**	
MADISON, TN 37115	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

COY W SMITH and WIFE, PEGGY J SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES NOLAN RIPPY and KATHY ATWOOD RIPPY, 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:

certain real estate in Davidson County. Tennessee, as follows:
Land in Davidson County, Tennessee, being Plan of Castle Grove Subdivision, Section Book 2900, page 60, Register's Office for described as follows:
LOT No. 2 on the I, as of record in said County, Said Lot No. 2 fronts 140 feet on the easterly side of Graycroft Avenue and runs back 340 feet on the northerly line and 226 feet on the southerly line to a dead line in the rear on which it measures 180.91 feet.

BEING THE SAME PROEPTY CONVEYED TO COY W. SMITH AND WIFE, PEGGY J. SMITH BY WARRANTY DEED FROM JAMES W. LILES AND WIFE, VIRGINIA S. PATTERSON LILES DATED 07/13/1982 RECORDED ON 07/15/1982 IN RECORD BOOK 5911 PAGES 378-380 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 802 N GRAYCROFT AVE, MADISON, TN 37115.

Coy W Smith
Peggy J. Smith

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 in 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 my/our hand(s) this 14th day of June, 2013.

Coy W Smith
COY W SMITH

Peggy J. Smith
PEGGY J SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, COY W SMITH and PEGGY J SMITH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY