BILL GARRETT, Davidson County
Trans: T20130065749 DEEDWARR
Recvd: 08/01/13 10:31 2 pgs
Fees: 13.00 Taxes: 1491.10

20130801-0080130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/16/14
(AFFIX SEAL)

JANE GR... R
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COU...

G-TC-13-818

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Sain	Same address	
(NAME)	(NAME)	
818 Bresslyn Road	as new Owner	11503001600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN W. RIPPETOE, JR., KENNETH B. RIPPETOE AND MICHAEL D. RIPPETOE, CO-TRUSTEES OF THE JOHN W. RIPPETOE, SR. IRREVOCABLE TRUST U/A/D SEPTEMBER 2, 2009** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SARA SAIN, MARRIED**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 238, PLAN OF BROOK MEADE, SECTION VI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 4 (ERRONEOUSLY REFERRED TO AS BOOK 2332 IN DEED OF ACQUISITION), IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN W. RIPPETOE, EXECUTOR OF THE ESTATE OF JANE HUNT RIPPETOE TO JOHN W. RIPPETOE, INDIVIDUALLY AS RECORDED ON THE 19TH DAY OF NOVEMBER, 1986 IN DEED BOOK 7043, PAGE 609 AND QUITCLAIM DEED FROM L. GINO MARCHETTI, JR., TRUSTEE TO JOHN W. RIPPETOE, INDIVIDUALLY AS RECORDED ON THE 8TH DAY OF NOVEMBER, 1996 IN DEED BOOK 10254, PAGE 732, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN W. RIPPETOE, BEING ONE AND THE SAME AS JOHN W. RIPPETOE, SR., HAVING SINCE DIED ON JUNE 29, 2012 AS EVIDENCED IN CASE NO. 12P1280 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION), SAID PROPERTY WAS DEVISED TO JOHN W. RIPPETOE, JR., KENNETH B. RIPPETOE AND MICHAEL D. RIPPETOE, CO-TRUSTEES OF THE JOHN W. RIPPETOE, SR. IRREVOCABLE TRUST U/A/D SEPTEMBER 2, 2009.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2331, PAGE 4 AND BOOK 2333, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as 818 Bresslyn Road Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of July, 2013.

John W. Rippetoe, Jr., Co-Trustee of the
John W. Rippetoe, Sr. Irrevocable Trust
U/A/D September 2, 2009

Kenneth B. Rippetoe, Co-Trustee of the
John W. Rippetoe, Sr. Irrevocable Trust
U/A/D September 2, 2009

Michael D. Rippetoe, Co-Trustee of the
John W. Rippetoe, Sr. Irrevocable Trust
U/A/D September 2, 2009

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2013, before me personally appeared, John W. Rippetoe, Jr., Kenneth B. Rippetoe and Michael D. Rippetoe, Co-Trustees of the John W. Rippetoe, Sr. Irrevocable Trust U/A/D September 2, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212