WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/13 14:06 2 pgs
Fees:13.00 Taxes:580.90
20130917-0097961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of September, 2013.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michel Yani	New Owner	137-13-A-33CO
3801 Waterford Way		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melvin Ripplinger and Julia Ripplinger,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michel Yani, a single man ,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33, on the Plan of Peninsula Point, Phase Three, Section Three, as of record in Plat Book 11700, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin Ripplinger and Julia Ripplinger from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") by Special Warranty Deed on May 12, 2011, of record in Instrument Number 20110527-0040686, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 11700, Page 32, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9943, Page 908, as amended and supplemented in Book 10453, Page 287, and Instrument Number 20000410-0035892, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of Peninsula Point of record in Plat Book 9700, Page 22, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 342, Page 600; Book 3910, Page 247; Book 3975, Page 452 and Book 3852, Page 629, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restriction; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3801 Waterford Way, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 13, 2013.

Mel Ripplinger

Julia Ripplinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Ripplinger and Julia Ripplinger** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 13, 2013

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY