BILL GARRETT, Davidson County
Trans:T20130085655 DEEDWARR
Recvd: 10/03/13 13:57 3 pgs
Fees:18.00 Taxes:1409.03
20131003-0104040

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
MICHAEL RIPPETOE KAREN RIPPETOE 3564 Brick Church Pike Nashville, Tennessee 37207	Same	06000002600

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY S. JONES by GUARDIANSHIP AND TRUSTS CORPORATION as Conservator for Nancy S. Jones,** has this day bargained and sold, and does hereby transfer and convey unto the said **MICHAEL RIPPETOE and wife, KAREN RIPPETOE,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by W. Z. Hitt, Surveyor, March 11, 1889, as follows: Beginning in the center of the Brick Church Pike at the northwest corner of the land formerly owned by Charles White; thence with the center of said Pike north 3/4 degrees east 353 feet; thence eastwardly 1427.5 feet, more or less, to the westerly line of the property formerly owned by A. E. Carsey; thence with said line south 1/2 degree west 353 feet to a stone at the northeast corner of the land formerly owned by said Chas. White; thence with his northerly line north 86 1/2 degrees west 1427.5 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in deed of record in Book 10255, Page 425, said Register's Office.

Being the same property conveyed to Ralph C. Jones, Sr. by deed from Allen Dobson and wife, Martha Ballard Dobson, of record in Book 1296, page 41, dated May 20, 1944, said Register's Office. The said Ralph C. Jones, Sr. having since died intestate on or about January 23, 1948, survived by Lennie C. Jones, Clara J. Miller, Margaret J. Rushton and Ralph C. Jones, Jr. as his heirs at law. Being further conveyed to Ralph C. Jones Jr. by deed from Lennie C. Jones, Clara J. Miller and Margaret J. Rushton, of record in Book 5993, page 796, dated January 13, 1983, said Register's Office. The said Ralph C. Jones Jr. having since died, leaving a Last Will and Testament

which was filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 74682. (Also of record as Book 7573, page 523, said Register's Office) Said Will devised the subject property to Robert G. Jones. The said Robert G. Jones having since died on or about November 11, 2000, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 00P1758. (Also of record as Instrument No. 20040319-0031434, said Register's Office.) Said Will devised the subject property to Nancy S. Jones. A Conservatorship has been established for the said Nancy S. Jones in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 12P-1686.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $380,820.00.
Subscribed and sworn to before me,
this 25 of September, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is unimproved property located at 2909 Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25th day of September, 2013.

Nancy S Jones
NANCY S. JONES

BY: Paula W. Mill, for
GUARDIANSHIP AND TRUSTS CORPORATION
Conservator for Nancy S. Jones

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Paula Reed for GUARDIANSHIP AND TRUSTS CORPORATION, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be C.O.O. (or other officer authorized to execute the instrument) of GUARDIANSHIP AND TRUSTS CORPORATION, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as C.O.O. (or other authorized officer).

Witness my hand, at office, this 25TH day of September, 2013.

NOTARY PUBLIC

My Commission Expires: July 6, 2015

