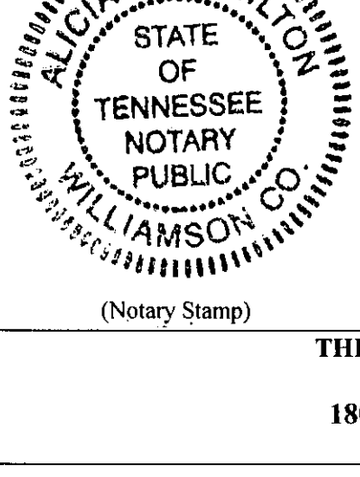
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2014.

Notary Public

My commission expires: 8/20/17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140013666 DEEDWARR
Recvd: 02/27/14 09:55 2 pgs
Fees:13.00 Taxes:610.50
20140227-0016876

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin J. Bush	**New Owner**	**Map/Parcel: 095-02-0-091.00**
2304 Amherst Court		
Nashville, TN 37214		

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,

Kevin Rippetoe, single

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

Benjamin J. Bush, a married MAN

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:

Being Lot No. 94 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 begins at a point in the northerly margin of Amherst Court, the common front corner of Lots Nos. 94 and 95; thence with said Court easterly 48 feet to a point; the beginning of a curve; thence northeasterly 25.1 feet around said curve, having a radius of 25 feet, to a point; thence continuing around a curve on the margin of Amherst Court 50.3 feet to a point, the common front corner of Lots Nos 93 and 94; thence northerly 79.4 feet to a point, the common rear corner of Lots Nos. 93 and 94; thence northwesterly 142 feet to a point, the common rear corner of Lots Nos. 94 and 95; thence southerly 169.2 feet to the point of beginning.

Being the same property conveyed to Kevin Rippetoe, single, by Special Warranty Deed, from Reverse Mortgage Solutions, Inc., dated June 6, 2013, of record in Instrument No. 20130617-0061589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 87, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2271, Page 541, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2304 Amherst Court, Nashville, TN 37214.

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 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 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 21st day of February, 2014.

Kevin Rippetoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kevin Rippetoe, single, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2014.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **140017JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027