# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140015000 DEEDWARR
Recvd: 03/05/14 10:14 2 pgs
Fees: 13.00 Taxes: 333.00
20140305-0018409

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam D. Ripmaster | SAME | Map 91-9 |
| (NAME) | (NAME) | |
| 727 Davidson Road | | Parcel 146 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **TERRY W. WOODALL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM D. RIPMASTER, UNMARRIED,** 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:

Land in Davidson County. Tennessee, being part of Lot No. 19 on the plan of the B.F. Cockrill Farm as of record in Book 161, Page 135, Register's Office for Davidson County, Tennessee, being the southerly 50 feet of Lot No. 13 on the plan of W.B. Evans Resubdivision of part of Lot No. 19 on the KU. Cockrill Farm, not of record, described according to a survey made by E.R. Southgate and Son, Surveyors, dated October 29, 1947, as follows:

Beginning on the westerly margin of Cowan Avenue at the northeast corner of property conveyed to A.H. Wyatt. et al, by deed from W.P. Evans and wife, as of record in Book 1553, Page 79, being the corner of Lot No. 13 and Tract B; thence with the line between said lot and said tract westwardly 185 feet to an iron pin, thence northwardly 50 feet; thence eastwardly and parallel with the northerly line of said Tract B 185 feet to the westerly margin of Cowan Avenue; thence with same southwardly 50 feet to the beginning.

Being the same property conveyed to Terry W. Woodall, by deed from Beneficial Tennessee, Inc., of record in Instrument No. 20140109-0002355, Register's Office of Davidson County, Tennessee.

Grantor warrants that the subject property has never been the marital residence of the Grantor or Grantor's spouse and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 619 Eastboro Drive, Nashville, Tennessee 37209

(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 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 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 hand this 4th day of March, 2014.

Terry W. Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Woodall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015