WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2014. Notary Public MY COMMISSION EXPIRES: 8-23-16 (AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ripley	Magna Bank	
(NAME)	(NAME)	
135 46th Avenue N	206A Cool Springs Blvd. # 1	103-4-471
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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, WE, **THOMAS DULEK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RIPLEY**, 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 Lot No. 2 on the Plan of the Resubdivision of Lots 7, 8, and part of 9-Block 11, on the Map of part of Sylvan park, as shown on plat of record in Instrument No. 20050815-0096239, 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 to Thomas Dulek, an unmarried man by Deed from Ronald D. Runyeon of record in Instrument No. 20060413-0042786, said Register's Office.

This was not the marital residence for the said Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050815-0096239, said Register's Office; and (c) easement of record in Book 7492, page 564, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 135 46th Avenue N, Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20140016620 DEEDWARR
Recvd: 03/12/14 09:05 2 pgs
Fees:13.00 Taxes:1095.20
20140312-0020537

Witness my hand this 5th day of March, 2014.

Thomas Dulek

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Dulek, the bargainors, 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 5 day of March, 2014.

Commission expires: May 17, 2017

Notary Public

MAURI FRIEDMAN
Commission # 2020851
Notary Public - California
Ventura County
My Comm. Expires May 17, 2017