BILL GARRETT, Davidson County
Trans:T20140025314 DEEDWARR
Recvd: 04/15/14 09:00 3 pgs
Fees:18.00 Taxes:2405.00
20140415-0031358

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B
BMTE FILE 14675

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Joel William Vuylsteke as Trustee	New Owner	07800006100
c/o Provident Financial Management		07800006200
2850 Ocean Park Blvd., Ste. 300		07800006300
Santa Monica, CA 90405		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Karen A. Rippy and husband, Jeff Rippy (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joel William Vuylsteke as Trustee of the Grand Beach Trust (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Land in the Eighth Civil District of Davidson County, Tennessee, being a 4.92 acre tract according to a survey dated July 7, 1971 by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a steel post in the Easterly margin of River Road being the Northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 24 deg. 6' West 219.0 feet in the Easterly margin of River Road to a steel post; thence North 62 deg. 21' East 196 feet to a steel post; thence South 83 deg. 98 feet to a steel post; thence South 83 deg. 36' East 30 feet; more or less, to the Cumberland River; thence South 18 deg. 45' East 232 feet with the meanders of the Cumberland River to a point; said point being the Northeast corner of the property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 83 deg. 15' West 22 feet, more or less, to a point; thence North 83 deg. 15' West 773 feet in DeMoss' Northerly line to a steel post; thence South 68 deg. 20' West 203 feet in DeMoss' Northerly line to the point of beginning.

Tract II

Land in the Eight Civil District of Davidson County, Tennessee, being a 5.10 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the Easterly margin of River Road; said point being 219 feet as measured along the Easterly margin of River Road in a Northerly direction from the Northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 29 deg. 56' West 233 feet in the Easterly margin of River Road to a steel post; thence North 57 deg. 45' East 214 feet to a steel post; thence South 82 deg. 19' East 886 ft to a steel post; thence South 82 deg. 19' East 58 feet, more or less, to the Cumberland River; thence South 1 deg. 20' East 190 feet with the meanders of the Cumberland River to a pint; thence North 83 deg. 36' West 30 feet, more or less, to a steel post; thence North 83 deg 36' West 798 feet to a steel post; thence South 62 deg. 21' West 196 feet to the point of beginning.

Tract III

Land in the Eighth Civil District of Davidson County, Tennessee, being a 5.82 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Register's Surveyor Number 55, and more fully described as follows:

Beginning at a point in the Easterly margin of River Road; said point being 452 feet as measure along the Easterly margin of River Road in a Northerly direction from the Northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; then North 39 deg. 39' West 219 feet in the Easterly margin of River Road to a steel post; thence North 51 deg. 14' East 272 feet to a steel post; thence South 82 deg. 3' East 975 feet to a steel post; thence South 82 deg. 3' East 48 feet, more or less, to the Cumberland River; thence South 6 deg. 30' East 211 feet with meanders of the Cumberland river to a point; thence North 82 deg. 19' West 886 feet to a steel post; thence South 57 deg. 45' West 214 feet to the point of beginning.

Being part of the same property conveyed by Quitclaim Deed from Jeffery L. Rippy a/k/a Jeff L. Rippy to Karen R. Rippy as recorded on the 12th day of November, 2008 in Instrument No. 20081112-0112103 and Deed from Shirley R. Van Hooser to Jeff L. Rippy as recorded on the 18th day of October, 1995 in Deed Book 9830, Page 560, in the Register's Office of Davidson County, Tennessee.

This is unimproved real property located on 7837 River Road, Nashville, Tennessee 37209, and neither Grantor ever resided in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $650,000.00.
(
(
(Subscribed and sworn to before me
(this 10th day of April, 2014.
(
(
(My Commission Expires: _____

_____
Affiant

_____
Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property, with appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 14th day of April, 2014.

Karen A. Rippy

Jeff Rippy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karen A. Rippy and husband, Jeff Rippy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017