WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

R-RR-14-1917

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Hundley	**New Owner**	
(NAME)	(NAME)	**72-16-30.00**
2518 Brittany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LISA TRIPP, TRUSTEE OF THE TRIPP FAMILY TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEREMY HUNDLEY** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 58, BURCHWOOD GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 66, 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 by Quitclaim Deed from Lou Ann Wilson, unmarried to Lisa Tripp, as Trustee of the Tripp Family Trust for the benefit of the minor children, Savannah Tripp (eighteen years of age at the date of the execution of this instrument and having a birth date of August 2, 1993) and Joshua Tripp (seventeen years of age at the date of the execution of this instrument and having a birth date of September 21, 1994) as recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024440 and Warranty Deed from Lisa Tripp, Executrix of the Estate of Helen Parsons to Lisa Tripp, Trustee of the Tripp Family Trust for the benefit of the minor children, Savannah Tripp (eighteen years of age at the date of the execution of this instrument and having a birth date of August 2, 1993) and Joshua Tripp (seventeen years of age at the date of execution of this instrument and having a birth date of September 21, 1994) as recorded on the 14th day of March, 2011 in Instrument No. 20110314-0020034, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by Grantee named herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURCHWOOD GARDENS, SECTION TWO, as recorded in Plat Book 2900, Page(s) 66, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1917 Berkshire Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140031126 DEEDWARR
Recvd: 05/06/14 11:18 2 pgs
Fees:13.00 Taxes:573.50
20140506-0038474

Witness my/our hand(s) this the 30th DAY OF APRIL, 2014.

Lisa Tripp, Trustee of the Tripp Family Trust

Lisa Tripp, Trustee

Lisa Tripp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Tripp, Trustee of the Tripp Family Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of April, 2014.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212