Davidson County	DEEDWARR
Recvd: 09/05/14 16:14	2 pgs
Fees:13.00 Taxes:296.00	
20140905-0081759	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Ripplinger ~~116 Beech Forge Dr Antioch TN 37013~~ 1112 Weston Dr Mt. Juliet, TN 37122	Same Melvin Ripplinger 1112 Weston Dr Mt. Juliet, TN 37122	Map 150 05 0 Parcel 048.00

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 acknowledged, we,

George Brandt, married and Eric Sox, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melvin Ripplinger and wife Juila Ripplinger

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. 206, on the Plan of Cherry Hills, Section 2, of record in Plat Book 3700, Page 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 206 fronts 80.0 feet on the easterly margin of Owendale Drive and extends back between parallel lines 142.0 feet to a dead line in the rear, measuring 80.0 feet therein.

Being the same property conveyed to George Brandt and Eric Sox by deed from Shapior & Kirsch LLP, of record in Instrument No 20140903-0080201, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 428 Owendale Drive Antioch TN 37013
(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(s) this 4th day of September, 2014.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 3.3.15

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016