QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140073969 DEEDQC
Recvd: 10/01/14 15:28 3 pgs
Fees:17.00 Taxes:0.00
20141001-0090752

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS October 1, 2014

Notary Public

~~COMMISSION EXPIRES~~:

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Kristy L. Wynn Ripmaster and Cory Ripmaster	Citi Bank N.A.	071 15 0 361.00
(Name) 1225 Stockell Street Nashville, TN 37207	1000 Technology Dr. O'Fallon, MO 63368	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Kristy L. Wynn n/k/a Kristy L. Wynn Ripmaster, hereinafter referred to as Grantor(s), hereby quitclaim to Kristy L. Wynn Ripmaster and Cory Ripmaster, wife and husband his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: Land in Davidson County, Tennessee being the northerly 46.5 feet of Lot 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee. Said part of Lot No. 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

Included in the above descriptioh, but expressly excluded therefrom, is that portion of the property conveyed to metropolitan Government by deed from Larry Gooch, Jr. and wife, Christine L. Gooch, of record in Book 8206, Page 65, said Registers Office, described as follows:

Land in Davidson County, Tennessee, being part of the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for said County.

Right-of-Way: Beginning at a point on the north boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of Project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 degrees, 10'21" and a radius of 20.00 feet, 31.48 feet to the right-of-way of Stockell Street; thence with said right-of-way North 5 degrees 44'30" East 20.06 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 84 degrees 05'08"East, 20.06 feet to the point of beginning, containing 86.45 square feet.

Being the same premises conveyed to Kristy L. Wynn by Warranty Deed from ABC Home Solutions, Inc. dated October 30, 2006 and recorded November 1, 2006 as Instrument No. 20061101-0135897, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Kristy L. Wynn n/k/a Kristy L. Wynn Ripmaster has hereunto set his/her/their signature, on this, the 10-1-2014.

Kristy L. Wynn Ripmaster

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5-5-2015

(SEAL)

DIANA C. CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification for Recording Purposes

I, Kristy L. Wynn Ripmaster, do hereby make oath that I am 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.

Kristy L Wynn Ripmaster
Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Diana C Carpenter, a notary public for this county and state, personally appeared Kristy L. Wynn Ripmaster (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diana C Carpenter
Notary's Signature

DIANA C. CARPENTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Comm exp: 5-5-2015