GSRR Box 44

BILL GARRETT, Davidson County
Trans:T20140087988 DEEDWARR
Recvd: 11/21/14 15:45 3 pgs
Fees:18.00 Taxes:307.10
20141121-0107575

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2014.

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Randell Rippetoe and Laura Rippetoe 500 Moss Lane Franklin, TN 37064	New Owner	104-06-0A-146.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. SCOTT DAVIS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RANDELL RIPPETOE AND LAURA RIPPETOE, husband and wife**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1110-E, on the Horizontal Property Regime for Continental Condominiums, as recorded in the Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137 and as shown on Plan of record in Plat Book 5200, pages 399 through 401, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to R. Scott Davis, by deed from Asit Parikh, of record in Instrument No. 20010402-0031365, dated March 30, 2001, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, now due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes before March 1, 2015 and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

3. Transmission Line Easement of record 4825, page 592, said Register's Office.

4. Resolutions of record in Book 7461, page 217, said Register's Office.

5. Matters shown on the Plan of record in Plat Book 5200, page 399 through 401, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3415 West End Avenue E-1110, Nashville, TN 37203.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of November, 2014.

R. Scott Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Scott Davis, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 2014.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016