BILL GARRETT, Davidson County
Trans:T20140092259 DEEDWARR
Recvd: 12/10/14 09:29 4 pgs
Fees:23.00 Taxes:203.50
20141210-0112963

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

C. Nichols
Affiant

Subscribed and sworn to before me, this 4th day of December, 2014

Notary Public

My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)
My Comm. Expires March 3, 2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Buford Wade Blackwell and Cynthia Blackwell	**New Owner**	**02100033600**
193 Babb Drive	**SAME**	
Joelton, TN 37080	**SAME**	

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 ACKNOWLEDGE, WE,

Ronnie Rippetoe and Maria Rippetoe, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Buford Wade Blackwell and Cynthia Blackwell, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 8 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247, as follows:

Lot No. 8 begins at a point in the center and at the end of a privately maintained road at the common boundary between Lots 7 and 8; thence southeasterly along said common boundary S. 40° 18' 50" E. 554.26 feet to a point in the southeasterly common boundary of Lots 7 and 8; thence N. 79° 32' 40" E. 59.00 feet to a point; thence S. 65° 22' 49" E. 172.37 feet to a point at the common boundary between Lots 8 and 9; thence northerly along said common boundary N. 8° 34' 13" W. 779.60 feet to a point in the center of a privately maintained road; thence southeasterly along the center of said roadway S. 57° 51' 50" W. 539.84 feet to the point of beginning, containing 5.15 acres, more or less.

Together with an agreement to maintain private roadway of record in Book 6697, Page 795, and an easement for roadway, public utility and anchor of record in Book 6818, Page 856, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Ronnie Rippetoe and wife, Maria Rippetoe by deed from William Gifford, Jr., unmarried of record in Book 7003, Page 36 Register's Office for Davidson County, Tennessee, dated October 7, 1986 and recorded on October 7, 1986. Being also known as 181 Babb Drive Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
Restrictions of record in Book 5600, Page 855 and Book 6930, Page 519, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement for roadway, public utility and anchor in Book 6818, Page 856, Register's Office for Davidson County, Tennessee.
Agreement to maintain private road in Book 6697, page 795, Register's Office for Davidson County, Tennessee.
Easement to Tennessee Natural Gas Lines in Book 1357, Page 70 and Book 2638, Page 429, Register's Office for Davidson County, Tennessee.
Water and Sewer easement in Book 6846, Page 508, Register's Office for Davidson County, Tennessee.
Subject to the flow of any creeks, streams, or branches across subject property.

This is unimproved property known as 181 Babb Drive, Joelton, TN 37080.

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 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/our hand(s) this 4th day of December, 2014.

Ronnie Rippetoe

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State Ronnie Rippetoe, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4TH day of December, 2014.

Notary Public

My Commission Expires: August 1, 2018

Notary Public State of Florida
Margaret Montgomery
My Commission FF 138028
Expires 08/01/2018

Witness my/our hand(s) this 5 day of December, 2014.

Maria Rippetoe

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State Maria Rippetoe, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of December, 2014.

Notary Public

My Commission Expires: 07/06/2016

BRITTANY J. COLE
Notary Public, State of Florida
Commission # EE 213522
My comm. expires July 6, 2016

File #: **314153CI**