Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

LESLEY E MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2018 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $81,000.00 Affiant Subscribed and sworn to before me, this 19th day of December, 2014. Notary Public My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20150000048 DEEDWARR
Recvd: 01/02/15 08:58 2 pgs
Fees:13.00 Taxes:299.70
20150102-0000067

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy N. Morrow	**New Owner**	**Map\Parcel: 162-09-0-B-116.00CO**
14 Lymington Ct.		
Brentwood, TN 37027		

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, I/WE,

Brian R. Rippetoe, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy N. Morrow

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in DAVIDSON County, Tennessee, being Townhouse #316, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brian R. Rippetoe, a single man, by Warranty Deed from, John A. Dodson and Sharon H. Dodson, husband and wife, of record in Instrument No. 20020109-0003558, dated December 31, 2001, Register's Office for Davidson County, Tennessee.

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.
The Plan of record in Plat Book 5200, page 131, Register's Office for DAVIDSON County, Tennessee.
Access Easement of record in Book 4842, page 979, Book 5606, Page 663 and Book 7497, Page 740, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8021, page 852,Register's Office for DAVIDSON County, Tennessee.
Easement to NES of record in Book 3372, Page 430, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 7497, Page 740, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4918, page 116 and amended in Book 4958, page 346, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4918, page 125 and amended in Book 8797, page 918, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 4895, Page 838 (sewer) and Book 4895, Page 842 (Water Main), Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5600 Country Drive, #316, Nashville, TN 37211.

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 except as 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 19th day of December, 2014.

Brian R. Rippetoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Brian R. Rippetoe, a single man, 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 19th day of December, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **140599JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027