BILL GARRETT, Davidson County
Trans:T20150026423 DEEDWARR
Recvd: 04/09/15 09:50 2 pgs
Fees:13.00 Taxes:584.60
20150409-0031179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Michael Rice, a single man and Barry Dale Rice, a single man, tenants in common with right of survivorship	Interlinc Mortgage Services, LLC (NAME)	07311008800
2313 Cabin Hill Road (ADDRESS)	10613 W. Sam Houston Pkwy., N, Ste. 200 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janet Lynne Sadler Barton Pippin and husband, David Pippin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Michael Rice, a single man and Barry Dale Rice, a single man, tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE REVISED PLAN OF SUNSET VIEW, SECTION I, AS OF RECORD IN BOOK 2663, PAGES 27 AND 28, SAID REGISTER'S OFFICE.

SAID LOT NO. 62 FRONTS 107 FEET ON THE SOUTHERLY SIDE OF CABIN HILL ROAD AND RUNS BACK BETWEEN LINES 230.1 FEET ON THE WESTERLY LINE AND 229.50 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR, MEASURING 108.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. SADLER AND WIFE, LILLYAN S. SADLER BY DEED FROM JAMES E. BECKMAN, JR., JOE JEFFERY BECKMAN AND JERRY B. BECKMAN, HEIRS-AT-LAW OF JAMES E. BECKMAN, DECEASED, OF RECORD IN BOOK 8737, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JANET LYNNE SADLER BARTON BY DEED FROM JAMES L. SADLER AND WIFE, LILLYAN S. SADLER, OF RECORD IN BOOK 11402, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

DAVID PIPPIN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

DAVID PIPPIN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JANET LYNNE SADLER BARTON PIPPIN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150409-0031178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2313 Cabin Hill Road, Nashville, TN 37214
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 1st day of April, 2015.

Janet Lynne Sadler Barton Pippin

By: _____
David Pippin, her Attorney-in-Fact

_____
David Pippin

State of Tennessee
County of Davidson

On this 1st day of April, 2015, before me, a Notary Public, in and for said County and State, personally appeared David Pippin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet Lynne Sadler Barton Pippin, acknowledged that such persons executed the same as the free act and deed of the said Janet Lynne Sadler Barton Pippin.

Witness my hand and seal, this 1st day of April, 2015.

_____
Notary Public

My commission expires: 7/2/18

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Pippin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2015.

_____
Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072