Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Joseph Creighton Riepe, IV**
**609 Dunston Drive**
**Nashville, TN 37211**

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
F&M Bank
50 Franklin St.
Clarksville, TN 37040

**MAP** 133-13
**GROUP**
**PARCEL** 20.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kyle & Holleman, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joseph C. Riepe, IV and Sarah E. Trent, husband and wife, and Michael Theodore Trent and Bonnie Trent, husband and wife, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 643 on the Plan of Caldwell Hall Subdivision, as shown by plat and survey of record in Plat Book 3300, page 19, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 643 fronts 80 feet on the south side of Dunston Drive and extends back 150.7 feet on the west line and 145.3 feet on the east line, to a dead line in the rear on which it mesures 80.3 feet thereon.

Being the same property conveyed to Grantor by Warranty Deed as of record in Instrument No. 20140820-0076012, said Register's Office, Davidson County, Tennessee, as corrected by Scrivener's Affidavit being recorded simultaneously herewith, of record in Instrument No. 20150721-0071459, Register's Office, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150059505 DEEDWARR
Recvd: 07/21/15 13:53 3 pgs
Fees:18.00 Taxes:1110.00
20150721-0071462

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **609 Dunston Drive, Nashville, Tennessee 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, their heirs and assigns, forever, and, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 hand this the **15th** day of **July, 2015.**

**Kyle & Holleman, a Tennessee general partnership**

**By:** _____

**Terry Holleman, General Partner**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Terry Holleman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **a General Partner** of **Kyle & Holleman, a Tennessee General Partnership**, the within named bargainor, and that he as such authorized general partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 10-23-17

THOMAS J. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2015.

NOTARY PUBLIC

My Commission Expires:

File #15-8963

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018