This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the ~~24th~~ 25th day of September, 2015.

Notary Public
My commission expires:
SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20150084943 DEEDWARR
Recvd: 10/06/15 10:14 2 pgs
Fees: 13.00 Taxes: 1054.50
20151006-0101579

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Debra A. Ripic 309 Riverstone Blvd Nashville, TN 37214	NEW OWNER	085-14-0A-309.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM REGAN AND WIFE, JUDITH J. REGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBRA A. RIPIC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 22, on the plan of Riverstone Condominiums, Phase Two, of record in Plat at Instrument No. 20010814-0087503, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Regan and wife, Judith J. Regan by Warranty deed from Caliber Development Group, L.P. of record in Instrument No. 20070619-0073046 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 19, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Riverstone Blvd, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WR by KJ AIF
DJR by KJ AIF

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness my hand this the 24th day of September, 2015.

William Regan by Kristina Jones Attorney in fact
William Regan
By Kristina Jones As Attorney In Fact

Judith J Regan by Kristina Jones Attorney in fact
Judith J. Regan
By Kristina Jones As Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 24th day of September, 2015 before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Regan, by Specific Power of Attorney dated July 6, 2015, and who acknowledged that he executed the same as the free act and deed of William Regan.

Witness my hand and official seal this 24th day of September, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 24th day of September, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judith J Regan, by Specific Power of Attorney dated July 10, 2015, and who acknowledged that he executed the same as the free act and deed of Judith J Regan.

Witness my hand and official seal this 24th day of September, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY