WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Kristine Lynne Ripley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Drew Russell Thomas and Josephine A. Thomas	SAME AS NEW OWNER	04410000400
(NAME)	(NAME)	
609 Fowler St.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160029546 DEEDWARR
Recvd: 04/12/16 09:48 2 pgs
Fees: 13.00 Taxes: 765.90
20160412-0034858

FOR AND 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 ACKNOWLEDGED, I, Kristine Lynne Ripley, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drew Russell Thomas and Josephine A. Thomas, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in Davidson County , Tennessee, being part of Lot No. 1, Section 1, Rolling Green Subdivision of record in Plat Book 1242, Page 76, Register's Office or Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description, but expressly excluded therefrom is that portion of above property conveyed to Booker Smith and wife, Hazel Smith, by Deed recorded in Book 3374, Page 391, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 1 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, a Plan of which is of record in Book 1424, Page 76, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made July 5, 1961, by Norman Jenkins, Surveyor, as follows:

Beginning at a point on the North margin of Fowler Street at a common corner of the herein conveyed property and the property retained by Carter; thence with the said North margin of Folwer Street North 45 deg. 49' West 100 feet to a point; thence North 40 Deg 56' East 166.3 feet to a point: thence North 44 deg 37' East 185.5 feet to a point; thence South-easterly 200 feet to an iron pin; thence southwesterly with the line of Carter 307.4 feet to the point of beginning, containing 1.13 acres more or less.

Being the same property conveyed to Carl Marvin Swart and wife, Kristine L. Swart from Louise Baker Carter, unmarried by Warranty Deed of record in Instrument 20060721-0088164, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kristine Lynne Ripley from Carl Marvin Swart by Quit Claim Deed dated May 31, 2012 of record as Instrument Number 20120606-0049454, Registers' Office for Davidson County, Tennessee. Kristine L. Swart and Kristine Lynne Ripley are one in the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION I, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY OF RECORD IN BOOK 1424, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 609 Fowler St., Old Hickory, TN 37138

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 hand this 11th day of April, 2016.

Kristine Lynne Ripley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristine Lynne Ripley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115