BILL GARRETT, Davidson County
Trans:T20160057124 DEEDWARR
Recvd: 07/05/16 15:21 2 pgs
Fees:13.00 Taxes:347.80
20160705-0068684

# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017

(AFFIX SEAL)

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., 2021 Richard Jones Road Suite 220 Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Melvin Ripplinger | Melvin Ripplinger | 87-13-21 |
| (NAME) | (NAME) | |
| 1112 Weston Drive | 1112 Weston Drive | |
| (ADDRESS) | (ADDRESS) | |
| Mount Juliet, TN 37122 | Mount Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **Linda Gail King, EXECUTRIX OF THE ESTATE OF JOHNNY W. MARSHALL, SR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Ripplinger and Julia Ripplinger**, 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:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Valley Brooke as of record in Book 5800, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Johnny W. Marshall, Sr. and wife, Shirlie A. Marshall by deed from First National Mortgage Company, known as First Commercial Mortgage Company of record in Book 7002, Page 556, Register's Office for Davidson County, Tennessee. The said Shirlie A. Marshall having since died. Johnny W. Marshall, Sr. died testate on July 21, 2015. The testator's Last Will and Testament was filed in Circuit Court of Davidson County, Tennessee Probate Division under Docket #15P1306. Pursuant to the terms of the aforesaid Will, specifically Item III, the testator directed that all of his real property be administered as part of his probate estate and that his Executrix, Linda King, be empowered to sell and convey said real property without the joinder of any beneficiary of his estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 808 Gina Brooks Ct., Hermitage, TN 37076
(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 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 our hands this 29th day of June, 2016.

Linda Gail King, Executrix of the Estate of Johnny W. Marshall, Sr.

Linda Gail King, Executrix for The Estate of Johnny W. Marshall, Sr.

**STATE OF TENNESSEE**

**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named *Linda Gail King*, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that in her capacity as Executrix for *The Estate of Johnny W. Marshall, Sr.*, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

S. Nixon Pressley

Notary Public S. Nixon Pressley
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE