WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073116 DEEDWARR
Recvd: 08/22/16 14:01 3 pgs
Fees:18.00 Taxes:740.00

20160822-0087641

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th of August 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenna Riplinger	Gardner Financial dba Legacy Mutual	063 16 0A 027.00
(NAME)	(NAME)	
669 Granwood Boulevard	3503 Pacsanos Parkway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cheryl D. Davis and J. Chad Davis, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jenna Riplinger, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot 173 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and Corrected in Book 7462, Page 445 and surveyor's certificate of correction recorded in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cheryl D. Davis and J. Chad Davis, wife and husband by Warranty Deed from Fox Ridge Homes, Inc., dated 05/20/1997, recorded 05/27/1997 of record in Book 10467, Page 36, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6900, Page 405, as amended in Book 6900, Pages 550 through 552 and Corrected in Book 7462, Page 445 and surveyor's certificate of correction recorded in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 7351, Page 852, First Amendment to the Declaration of record in Book 7451, Page 739 and Second Amendment to the Declaration of record in Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Warranty Deed of Flowage Easement of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7460, Page 930, Book 7489, Page 515 and Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee. Deed of Easement and Covenant Agreement of record in Book 7537, Page 401, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179 and Book 8671, Page 61, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement Agreement of record in Book 8739, Page 991, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740, Book 11030, Page 743 and Book 11030, Page 785, in the Register's Office for Davidson County, Tennessee. Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Hampton Park Homeowners Association of record in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee. Common Area contained in Quitclaim Deed of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Betsy Branch & Cumberland River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 669 Granwood Boulevard, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 16 day of Aug, 2016.

Cheryl D. Davis

J. Chad Davis

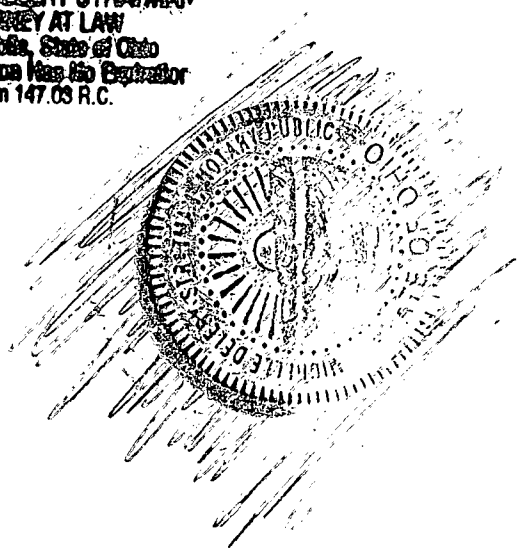
State of Ohio
County of Franklin

Personally appeared before me Cheryl D. Davis and J. Chad Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of August, 2016.

Michelle Delery Stratman
Notary Public
My Commission Expires: Does Not Expire

MICHELLE DELERY STRATMAN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122