THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099100** BILL GARRETT, Davidson County Trans:T20160088682 DEEDWARR Recvd: 10/07/16 13:27 2 pgs Fees:13.00 Taxes:1850.00 20161007-0106474	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2016. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: E. L. Construction, LLC 95 White Bridge Rd, Ste 401 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-11-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff L. Rippy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E.L. Construction, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee being Lot No. 180 on the Plan of Horton Heights, Section 3, as of record in Book 2133, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Ripsale, LLC, a Tennessee limited liability company to Jeff L. Rippy, married, as recorded on the 12th day of May, 2015 in Instrument No. 20150512-0043306; Quitclaim Deed from Jeff L. Rippy to Ripsale, LLC, a Tennessee limited liability company, as recorded on the 6th day of January, 2015 in Instrument No. 20150106-0001450 and Warranty Deed from Curtis E. Spann to Jeff L. Rippy, as recorded on the 29th day of October, 2014 in Instrument No. 20141029-0099597, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject property is not the primary marital residence of the Grantor.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HORTON HEIGHTS, SECTION 3, as recorded in Plat Book 2133, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2135, Page 118.

This is improved property located at 877 W HILLWOOD DR Nashville, TN 37205-1248.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2016.

Jeff L. Rippy by Kate Rosenthal attorney in fact

Jeff L. Rippy
By: Kate Rosenthal, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jeff L. Rippy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of October 2016.

J. T. H

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017