Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3210
BILL GARRETT, Davidson County
Trans:T20170011288 DEEDQC
Recvd: 02/07/17 11:09 2 pgs
Fees:12.00 Taxes:0.00
20170207-0012886

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Laura Rippetoe
AFFIANT

Subscribed and sworn to before me this 3rd day of February, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

NOTARY PUBLIC

My Commission Expires:

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Laura Rippetoe	SAME	Map: 162-09-0-A
500 Moss Lane		Parcel: 047 CO
Franklin, TN 37064		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Roy Robert Saulsbury, Jr.,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interests in the hereafter described property to **Laura Rippetoe,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Townhouse No. 47, Building No. 6 on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Lois M. Saulsbury, a single person, by Warranty Deed, from Jack Howard Harrison, married, dated May 28, 1993, of record in Book 8965, Page 398, Register's Office for Davidson County, Tennessee. Lois M. Saulsbury having died November 22, 2016, and this real property having vested in her sole heirs at law, Laura Rippetoe and Roy Robert Saulsbury, Jr.; said vesting being evidenced by Affidavit of Heirship, dated December 7, 2016, of record in Instrument No. 20161216-0131880, Register's Office for Davidson County, Tennessee.
>
> This property is known as: **5510 Country Drive, Unit 47, Nashville, TN 37211**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of February, 2017.

Roy Robert Saulsbury, Jr.

Roy Robert Saulsbury, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy Robert Saulsbury, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 3rd day of February, 2017.

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public