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

BILL GARRETT, Davidson County
Trans:T20170011288 DEEDQC
Recvd: 02/07/17 11:11 2 pgs
Fees:12.00 Taxes:0.00
20170207-0012887

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Randell 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 June 25, 2017

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows:
Laura Rippetoe
500 Moss Lane
Franklin, TN 37064

Send Tax Bills To:
SAME

Map-Parcel:
Map: 162-09-0-A
Parcel: 047 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Laura Rippetoe,** Grantor, **being sole owner of the below described real property, for the purpose of creating a tenancy by the entirety,** do hereby quitclaim and convey all of my undivided right, title and interests in the hereafter described property to **Laura Rippetoe and Randell Rippetoe, married,** as tenants by the entirety, 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; Roy Robert Saulsbury, Jr., having conveyed all of his undivided interest to Laura Rippetoe by Quitclaim Deed of record in Register's Office for Davidson County, Tennessee as Instrument # 20170207-0012886

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.

Laura Rippetoe

Laura Rippetoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

This the 3rd day of February, 2017.

My Commission Expires:



Notary Public