WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE _____ DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8801 MIKHAIL CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph Mikhail	new owner	117110J23800CO
2025 WOODMONT BLVD APT. 238	"	
Nashville, TN 37215	"	

FOR AND IN 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 ACKNOWLEDGE, WE, **BARBARA ANN RIPLEY AND SCOTT JAMES RIPLEY, AS TRUSTEES OF THE BARBARA ANN RIPLEY REVOCABLE TRUST DATED, 07/21/2001** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH MIKHAIL , AN UNMARRIED MAN,** 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 Unit No. 238, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by master deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended at Instrument Nos. 20050404-0036415 and 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit C to the aforementioned master deed. Being the same property conveyed to Barbara Ann Ripley and Scott James Ripley, as Trustees of the Barbara Ann Ripley Revocable Trust dated, 07/21/2001 by Warranty Deed from Lissa Marie Maxwell, unmarried, recorded on the 6th day of September, 2007 in Instrument No. 20070906-0107143, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT Condominium of record in Instrument No. 20040209-0015685, as re-recorded at Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument No. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

d. Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

e. Grant of Easement as set forth in instrument recorded in Instrument No. 20110930-0075711.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

This is improved property known as 2025 WOODMONT BLVD APT. 238, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170018026 DEEDWARR
Recvd: 03/02/17 09:54 2 pgs
Fees:13.00 Taxes:562.40
20170302-0020623

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of February, 2017.

Barbara Ann Ripley and Scott James Ripley, as Trustees of The Barbara Ann Ripley Revocable Trust dated, 07/21/2001

X BY: _____
Barbara Ann Ripley, Trustee

X BY: _____
Scott James Ripley, Trustee

STATE OF Virginia
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, BARBARA ANN RIPLEY AND SCOTT JAMES RIPLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustees of, THE BARBARA ANN RIPLEY REVOCABLE TRUST DATED, 07/21/2001, the within named barganor, a TRUST, and that BARBARA ANN RIPLEY AND SCOTT JAMES RIPLEY acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Yorktown (City) Virginia (State), this 24th day of February, 2017.

Notary Public Spaska Georgieva Boyanova

My Commission Expires: 10-31-2018

