This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Suite 150, Building Two
Brentwood, TN 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20170022541 DEEDQC
Recvd: 03/16/17 12:46 3 pgs
Fees:18.00 Taxes:555.00
20170316-0025843

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
JAMES RIPPETEAU 1003 Hearthside Court South Hendersonville, TN 37075	Same	MAP 52-11 PARCEL 043.00

KNOW ALL MEN BY THESE PRESENTS, that for Ten Dollars ($10.00) cash paid in hand and other good and valuable consideration as set forth herein, **SUZANNE RIPPETEAU, JANICE POE DOWNS and JACQUELINE MARIE POE CONNER** (collectively, "Grantors"), do hereby convey unto **JAMES RIPPETEAU** ("Grantee"), a married man, all of Grantors' right, title and interest in certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 25 on the Plan of Madison Heights, section II, Part II as of record in Book 2133 page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 142.56 feet on the southerly side of Berwick Trail and runs back between lines 387.61 feet on the westerly line and 381.00 feet on the easterly line to a dead line in the rear, measuring 112.51 feet thereon.

Being the same property conveyed to Grantors by deed of record in Instrument No. 20170316-0025834, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as 1024 Berwick Trail, Madison, TN 37115

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 10th day of March, 2017.

SUZANNE RIPPETEAU

JANICE POE DOWNS

JACQUELINE MARIE POE CONNER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) SUMNER

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **SUZANNE RIPPETEAU,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9 day of MARCH, 2017.

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 9/22/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires Sept. 22, 2020

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JANICE POE DOWNS, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 10th day of March, 2017.

DEBRA A. KUNKEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 1/18/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JAQUELINE MARIE POE CONNER, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 6th day of March, 2017.

DEBRA A. KUNKEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 11-18-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $150,000.00.

Affiant

Subscribed and sworn to before me, this
The 9th day of March, 2017.

MICHELE E OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 6/18/19