BILL GARRETT, Davidson County
Trans:T20170030551 DEEDQC
Recvd: 04/11/17 12:48 6 pgs
Fees:32.00 Taxes:0.00
20170411-0035376

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115
without the benefit of
An updated title search on properties in
Exhibit "A" and without the benefit of any
Title search on property in Exhibit "B

Name and Address of New Owner:	Map and Parcel Nos.:
Michael Rippetoe	06000002900
Karen Rippetoe	06000003000
Cory Eldridge	06000002800
2949 Brick Church Pike	06000002700
Nashville, TN 37207	06000003100
	To be combined with
	06000002600

SEND TAX BILLS TO:
Same as New Owner

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby **acknowledged, We, Michael Rippetoe, Karen Rippetoe and Cory Eldridge, the holders and owners of a one-third interest each as tenants in common** do hereby quitclaim and convey unto **Michael Rippetoe, Karen Rippetoe and Cory Eldridge, a one-third interest each as tenants in common, our** successors and assigns, all our right, title and interest in and to the following described tracts of land:

See Attached Exhibits "A" and "B" for legal description of said tracts being conveyed by this Consolidation Deed.

The following Exhibit "A" property is UNIMPROVED and known as 0 Brick Church Pike, Nashville, TN 37207 and is Tax ID 060000003100. The following Exhibit "A" property is UNIMPROVED and known as 2915 Brick Church Pike, Nashville, TN 37207 and is Tax ID # 06000002700. The following Exhibit "A" property is UNIMPROVED and is known as 2919 B Brick Church Pike, Nashville, TN 37207 and is Tax ID # 06000003000. The following Exhibit "A" property is UNIMPROVED and is known as 2919 Brick Church Pike, Nashville, TN 37207 and is Tax ID # 060000002900. The following Exhibit "A" property is UNIMPROVED and known as 2917 Brick Church Pike, Nashville, TN 37207 and is Tax ID # 06000002800.

The following Exhibit "B" property is UNIMPROVED and known as 2909 Brick Church Pike, Nashville, TN 37207 and is Tax ID No. 06000002600.

The sole purpose of this deed is to combine and consolidate those properties described in attached Exhibit "A" and attached "Exhibit "B". This conveyance should combine the above referenced tax parcels into one tax parcel.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH IN WARRANTY DEEDS OF RECORD AS INSTRUMENT NO. 20131003-0104040 AND INSTRUMENT NO. 20151223-0129050, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS WELL AS ANY EASEMENT, ENCUMBRANCE, PROPERTY TAX, ETC. THAT MAY AFFECT SUBJECT PROPERTIES.

We have hereunto set our hands on this the 11TH day of APRIL, 2017.

Michael Rippetoe

Karen Rippetoe

Cory Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Rippetoe**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE (city), Tennessee, the 11TH day of APRIL, 2017.

My commission expires: 7-3-17

Notary Public

SANDRA MENDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Rippetoe**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE (city), Tennessee, the 11TH day of APRIL, 2017.

My commission expires: 7-3-17

Notary Public

SANDRA MENDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cory Eldridge** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE (city), Tennessee, the 11TH day of APRIL, 2017.

My commission expires: 7-3-17

Notary Public

SANDRA MENDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me, this the 11TH day of APRIL, 2017.

Notary Public
My Commission expires: 7-3-17

SANDRA MENDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-0572

TRACT 1: Tax ID No. 06000002900

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

Beginning at a point in the center of Brick Church Pike, said point being 129 feet northerly from the northwest corner of property conveyed to Ralph C. Jones, Sr., by deed from Allen Dobson, and wife, of record in Book 1296, Page 41, Register's Office for Davidson county, Tennessee; thence South 89 degrees 15' East 25 feet to a point in the easterly margin of Brick Church Pike (said point being the northwest corner of a 50 x 250 foot lot owned by Cornwell); thence continuing South 89 degrees 15 ' East with the Cornwell north line, 250 feet to the northeast corner of the Cornwell lot: thence North 0 degrees 45' West 96 feet to a point; thence North 89 degrees 15' West 275 feet to a point in the center of Brick Church Pike; thence South 0 degrees 45' West 96 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed form Ella Mai Davenport, a widow of record in Book 10202, page 869, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Tax ID No. 06000003000

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land 25 x 275 feet and beginning at a point in the center of Brick Church pike (said point being the northwest corner of a tract of land conveyed to Bryan Omohundro and wife, Mable Bond Omohundro by deed from A.D. Kerr and wife, Hilda Hazel Kerr of record in Book 2492, Page 451, Register's Office for Davidson County, Tennessee; thence South 89 degrees 15' East 275 feet to a point; thence South 0 degrees 45' West 25 feet to a point; thence North 89 degrees 15' West 275 feet to a point in the center of Brick Church Pike; thence with the center of Brick Church Pike, North 0 degrees 45' East 25 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Ella Mai Davenport, a widow, of record in Book 10202, Page 866, Register's Office for Davidson County, Tennessee.

TRACT 3: Tax ID No. 06000002800

Land in Davidson County, Tennessee, being described as follows:

Beginning on the easterly margin of Brick Church Pike at a point 79 feet North of the northerly line of the property conveyed to Ralph C. Jones, Sr., by Deed from Allen Dobson and wife of record in Book 1296, page 41, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Pike, N 3/4 degrees East 50 feet; thence eastwardly and parallel with the northerly line of said Jones property, 250 feet; thence South 3/4 degrees West 50 feet to a point 79 feet north of the northerly line of said Jones property; thence westwardly and parallel with said line 250 feet to the beginning.

Included in the above description, but specifically excluded therefrom is an area of land designated as public right- of-way and being same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Robert H. Dickens, Jr. and wife, Vera Mae Dickens, which deed is of record in Book 10209, Page 753, said Register's Office, described as follows:

Beginning at a point in the existing easterly Right-of-Way of Brick Church Pike, said point being the southwest corner of Parcel 28 on Tax Map 60; thence continuing along the line of said right-of -way, N 5 degrees, 37' 42" E for a distance of 58.41 feet to a point; thence S 85 degrees 54' 25" E for a distance of 14.69 feet to a point; thence S 5 degrees 55' 21" W for a distance of 58.29 feet to a point; thence N 86 degrees 56' 27" E for a distance of 14.40 feet to the point of beginning; said described area containing some 848.99 square feet or 0.02 acres, more or less.

TRACTS IV AND V: Tax ID No. 060000002700 and Tax ID No. 06000003100

Tracts of land situated on the easterly side of Brick Church Pike in the Second Civil District of Davidson County, Tennessee (formerly the Twelfth Civil District), described as follows:

Beginning at a point in the center of Brick Church Pike (said point being N 84 degrees 0' W 25 feet from an iron pin in the east right-of-way line of Brick Church Pike, said iron pin being at the southwest corner of Moore); thence S 84 degrees 0' E passing at 25 feet through said iron pin 250 feet to a stake; thence N 3 degrees 35' E 100 feet to a stake in a fence; thence S 84 degrees 0' E 560.3 feet with a fence to an 18 inch Black Locust; thence S 81 degrees 45' E 214 feet with the fence to a 20 inch Oak ; thence N 88 degrees 30' E 286.4 feet with the fence to a 24 inch Ash; thence S 80 degrees E 232.3 feet with the fence to a large cedar post; thence S 20 degrees 0' W. 370.0 feet to a planted rock and an iron post; thence S 7 degrees 15' W 62.5 feet to rock corner; thence S 3 degrees 15' W 129.0 feet to a stake in a fence; thence N 83 degrees 0' W 1439.7 feet to a point in the centerline of Brick Church Pike (passing through at 1414.7 feet an iron pin in the east margin of said Pike); thence with the centerline of said Pike, N 4 degrees 0' E 79 feet to a point; thence S 83 degrees 0' E 278.0 feet to an iron pin (passing through at 25 feet an iron pin in the east margin of said Pike); thence N 1 degree 0' W 50 feet to an iron pin; thence N 1 degree 0' W 62.5 feet to an iron pin; thence N 4 degrees 30' E 58.5 feet to a rock in the fence on the north side of a Bois'd 'arc tree; thence N 83 degrees 0' W 275 feet to the centerline of Brick Church Pike (passing through at 250 feet an iron pin in the east right-of-way of said Pike); thence with the centerline of said Pike) N 4 degrees 0' E 150 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS A portion of above property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Scott Clayton and wife, Dollye Clayton dated January 4, 1996 and recorded in Book 9931, Page 805, Register's Office for Davidson County, Tennessee.

FURTHER INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFORM is an additional portion of above property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Scott Clayton and wife, Dollye Clayton dated January 4, 1996 and recorded in Book 9931, Page 808, Register's Office for Davidson County, Tennessee. The said Scott Clayton having since died on June 15, 2010. See Probate File No. 10P 963.

Being the same property conveyed to Michael Rippetoe, Karen Rippetoe and Cory Eldridge, a one-third interest each as tenants in common from Dollye F. Clayton and Beth Scott Clayton as Co-Executrices of the Estate of Scott Clayton, deceased by Special Warranty Deed dated December 21, 2015 of record as Instrument Number 20151223-0129050, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

BEING LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to a survey made by W. Z. Hitt, Surveyor, March 11, 1889, as follows: BEGINNING in the center of Brick Church Pike at the northwest corner of the land formerly owned by Charles White; thence with the center of said Pike, north ¾ degrees east 353 feet; thence eastwardly 1427.5 feet, more or less, to the westerly line of the property, formerly owned by A. E. Carsey; thence with said line, south ½ degrees west 353 feet to a stone at the northeast corner of the land formerly owned by said Charles White; thence with his northerly line, north 86 ½ degrees west 1427.5 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in deed of record in Book 10255, Page 425, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Rippetoe and wife, Karen Rippetoe by Warranty Deed dated September 25, 2013 from Nancy S. Jones by Guardianship and Trusts Corporation as Conservator for Nancy S. Jones, which deed is recorded as Instrument No. 20131003-0104040.