WARRANTY DEED

Bill Garrett Davidson County
Batch# 16405 DEEDWARR
10/23/2017 09:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20171023-0108112

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 19th day of October, 2017

Julie Coone
Notary Public
My Commission expires: 5-31-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Luke Ullett	SAME	071-15-0-361.00
6910 Deering Avenue #I		
Canoga Park, CA 91303		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kristy L. Wynn Ripmaster and Cory Ripmaster**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Luke Ullett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee being the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332,page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

Included in the above description, but expressly excluded therefrom, is that portion of the property conveyed to Metropolitan Government by Deed from Larry Gooch, Jr. and wife, Christine L. Gooch of record in Book 8206, page 65, said Register's Office, described as follows:
Land in Davidson County, Tennessee, being part of the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, page 40, said Register's Office.
Right-of way: Beginning at a point on the north boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 degrees, 10'21" and a radius of 20.00 feet, 31.48 feet to the right-of-way of Stockell Street; thence with said right-of-way North 5 degrees 44'30" East 20.06 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 84 degrees 05'08" East 20.06 feet to the point of beginning, containing 86.45 square feet.

Being the same property conveyed to Kristy L. Wynn, by deed from ABC Home Solutions, Inc., on October 30, 2006, of record in Instrument Number 20061101-0135897, Register's Office for Davidson County, Tennessee. And further conveyed to Kristy L. Wynn Ripmaster and Cory Ripmaster, wife and husband by Quitclaim Deed from Kristy L. Wynn n/k/a Kristy L. Wynn Ripmaster on October 1, 2014 of record in Instrument Number 20141001-0090752, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1225 Stockell Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wher

WITNESS our hands this October 19, 2017.

Kristy L. Wynn Ripmaster

Cory Ripmaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristy L. Wynn Ripmaster and Cory Ripmaster** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.