30220-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32501 DEEDWARR
12/04/2017 08:34:22 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20171204-0123069

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2017.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ALEXANDRIA THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Peter Ripley	**Capital Bank, N.A.**	**Map 091-15-0 Parcel 216.00**
323 50th Avenue N	**One Church Street, Ste 300**	
Nashville, TN 37209	**Rockville, MD 20850**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bret D. Guest and Audrey H. Ball nka Audrey Guest, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Peter Ripley

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, and being more particularly described according to a survey by John B. Kohl Co., P.C. dated October 30, 1998 as follows:

Beginning on the westerly margin of 9th Street or 50th Avenue, North, 100 feet South of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the westerly margin of said 9th Street or 50th Avenue North; thence westwardly at right angles 160 feet to a dead line; thence northwardly and parallel with 9th Street or 50th Avenue North 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue 160 feet to the point of beginning.

Being the same property conveyed to Bret D. Guest, an unmarried man, as to an undivided 50% interest, and Audrey H. Ball, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Deed dated September 30, 2013 from Katherine M. Newman and Kevin Edwards, wife and husband, of record in Instrument No. 20131003-0103782, Register's Office for Davidson County, Tennessee. The said Bret D. Guest and Audrey H. Ball having since married. Audrey H. Ball is now known as Audrey H. Guest.

The conveyance of the above described parcel of land is subject to the following: (1) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **323 50th Avenue N, Nashville, TN 37209**

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 is 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 my/our hand(s) this **1st** day of **December, 2017.**

Bret D. Guest

Audrey H. Ball nka Audrey Guest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bret D. Guest and Audrey H. Ball nka Audrey Guest,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **December, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21