Bill Garrett Davidson County
Batch# 72651 DEEDWARR
03/23/2018 11:39:14 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180323-0027544

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18077FA

Send Tax Bills To:
Gardner Financial Services d/b/a Legacy Mutual Mortgage
3503 Paesanos Parkway
San Antonio, TX 78231

New Owner is:
Henry Armer Seligmann, Jr.
324 33rd Avenue North
Nashville, TN 37209

MAP: 092-13-0
PARCEL: 194.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rita M. Rippin and William J. Rippin (incorrectly spelled "Rippen" on previous Warranty Deed of record) , wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Henry Armer Seligmann, Jr. and wife, Lora M. Seligmann**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 324 33rd Avenue North, Nashville, TN 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Hortense Place, as of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Rita M. Rippin and William J. Rippen, (correct spelling is "Rippin" as referenced above) wife and husband, by Warranty Deed from Angela Sullivan, a single person, dated 10/29/15 and recorded 11/6/15 in Instrument No. 20151106-0113315, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of March, 2018.

GRANTOR:

Rita M. Rippin

William J. Rippin

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rita M. Rippin and William J. Rippin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of March, 2018.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

SWORN TO and subscribed before me this 16th day of March, 2018.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY