Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2176

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2018

Notary Public

Commission Expires: 12/15/21

Karen Y Johnson Davidson County
Batch# 154077 DEEDWARR
10/25/2018 12:21:17 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20181025-0105865

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
JBW Partners 2012 Cedar Lane Nashville, TN 37212	New Owner	117-03-0-041.00

WARRANTY DEED

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

Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JBW Partners, a Tennessee General Partnership

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, being Lot No, 7 and the westerly 37.5 feet Lot No. 8 on the Plan of Richard Atkinson's Subdivision of Lots on Cedar Lane, as of record in Book 974, Page 3 and 50, Register's Office of Davison County, Tennessee. Together with a strip of land at the rear of Lot No. 7 on Richard Atkinson's Subdivision of Lots on Cedar Lane described as follows: beginning at a point at the northeast corner of said Lot No. 7, thence, with the northerly margin of said Lot No. 7 westwardly 75 feet to a point; thence, northwardly 23 feet to a point; thence northeastwardly 75.2 feet to an iron pin; thence southwardly 30 feet to the point at the northeast corner of this additional parcel, together with Lot 20 on the resubdivision of Lot 15, Richard M. Atkinson's Subdivision of record in Book 974, Page 50.

Being part of the same property conveyed to Leo Rippy, Jr. and spouse, Daisy R. Rippy by Warranty Deed from George Allen Mebane, V and spouse, Marguerite Mebane, of record in Book 8714, page 259, Register's Office for Davidson County, Tennessee, dated August 28, 1992 and recorded on August 28, 1992. Being part of the same property conveyed to Leo Rippy, Jr. by Quitclaim Deed from Daisy Ritter Rippy of record in Book 10754, Page 845, Register's Office for Davidson County, Tennessee, dated December 19, 1997 and recorded on January 12, 1998. The said Leo Rippy, Jr. a/k/a Mark Leo Rippy, Jr., died intestate on January 17, 2007, leaving his wife, Daisy Ritter Rippy, and his two children, Marian Rippy Hogins and Mark Leo Rippy, III, as his sole heirs at law, as evidenced by Affidavit of Heirship recorded in Instrument No. 20090320-0025456, Register's Office for Davidson County, Tennessee. The said Daisy Ritter Rippy died testate on June 28, 2018, and pursuant to her Last Will and Testament filed as Case No. 18P-1574 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Marian Rippy Hogins was appointed as the Personal Representative of her estate, with power to sell the subject property. Being also known as 2012 Cedar Lane, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2012 Cedar Lane, Nashville, TN 37212

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

mrk

Dated this the 16 day of October, 2018.

Marian Rippy Hogins
Marian Rippy Hogins

Mark Leo Rippy, III
Mark Leo Rippy, III

Marian Rippy Hogins Attorney-in-Fact
By Marian Rippy Hogins, Attorney-In-Fact

STATE OF MISSOURI
COUNTY OF JACKSON

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

Witness my hand and official seal at Brentwood, Tennessee this 16TH day of October, 2018

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Notary Public
My Commission Expires: 12/05/2020

MORGAN ALLEN PIERCE
Notary Public – Notary Seal
Jackson County – State of Missouri
Commission Number 16069774
My Commission Expires Dec 5, 2020

(Notary Seal)

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* As Attorney in Fact for mark Leo Rippy, III

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