Karen Johnson Davidson County
Batch# 245883 DEEDWARR
06/20/2019 08:52:38 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70
20190620-0059353

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Debra A. Ripic &
2310 Dundee Lane
Nashville, TN 37214

SEND TAX BILL TO:
PINNACLE BANK
150 3RD AVE S, STE 1000
NASHVILLE, TN 37201

MAP/PARCEL 073-11-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maryann E. Ludden and Timothy B. Ludden, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Debra A. Ripic , a single person, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Revision of Section One, SunSet View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 180 fronts 75.1 feet on the North side of Dundee Lane and runs back between lines 148.5 feet on the East line and 147.3 feet on the West line as shown on a surveyors certificate of record in Book 2706, page 333, Register's Office for said County, to a dead line in the rear on which it measures 78.3 feet.Being the same property conveyed to Maryann E. Ludden and Timothy B. Ludden, wife and husband by Warranty deed from Bonnie Smith Prince, unmarried woman of record in Instrument No. 20160825-0088993 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 25, 2016.

Being also known as 2310 Dundee Lane Nashville, Tennessee 37214.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 12th day of June, 2019.

WITNESS MY HAND on this the ~~12th~~ 11th MK 12 day of June, 2019

Maryann E. Ludden

Timothy B. Ludden

STATE OF ~~TENNESSEE~~ JC Washington
COUNTY OF ~~Davidson~~ JC Pierce

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Maryann E. Ludden and Timothy B. Ludden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of June, 2019.

Jesse T. Chittick
NOTARY PUBLIC

My Commission Expires: 09/17/2020

JESSE T CHITTICK
Notary Public
State of Washington
My Appointment Expires Sep 17, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $281,000.00.

Janel Johnson
AFFIANT

Subscribed and sworn to before me this the 12th day of June, 2019.

NOTARY PUBLIC

My Commission Expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

File No: 190297