STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 27 day of November, 2019.

Notary Public

My commission expires:

J ANDERSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 327356 **DEEDWARR**
12/10/2019 08:56:19 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20191210-0127149

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryan M. Young **Daren K. Rippy**	NEW OWNER	**114080A04700CO**
829 Cedar Crest Drive		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Glen W. McGill, Jr., unmarried

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

Daren K. Rippy and Bryan M. Young, as joint tenants with right of survivorship

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. 47, Cedar Crest Subdivision, Phase I, as shown on plat of record in Plat Book 6900, Page 284, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen W. McGill, Jr. and wife, Sandra J. McGill, by Warranty Deed from Joyce A. Lemley and Betty E. Neeley, and Vickie L. Woodard, dated December 7, 2007, of record in Instrument No. 20071214-0144001, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Glen W. McGill, Jr., unmarried, by Quitclaim Deed from Sandra J. McGill, an unmarried person, dated October 2, 2013, of record in Instrument No. 20131004-0104308, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to existing easements and restrictions of record in Book 7213, page 973, Book 8424, page 405, Book 10086, page 772, Book 10174, page 199, Book 8480, page 693, Book 8424, page 180, Book 8440, page 259, and Instrument No. 20020823-0102246, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 829 Cedar Crest Drive, 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, their heirs and assigns forever; and we do 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 in 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.

Glen W. McGill Jr. Date: 11/27/19
Glen W. McGill, Jr.

_____ Date: _____

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Glen W. McGill, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 12.1.20

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY