Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #20-1105

Karen Johnson Davidson County
Batch# 417577 **DEEDWARR**
06/17/2020 01:42:07 PM 2 pgs
Fees: $13.00 Taxes: $2,105.30

20200617-0063279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Ripp and Carly Ripp, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Reppard and Margaret Grandon, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1106 Dew Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1106 Dew Street, a Horizontal Property Regime, of record in Instrument Number 20150202-0009477, and amended in Instrument No. 20150212-0012877, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Andrew Ripp and Carly Ripp, husband and wife, by Warranty Deed from D221, LLC, a Tennessee limited liability company, of record in Instrument No. 20150922-0096132, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015 and recorded on September 22, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1108 Dew Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sean Reppard **1108 Dew Street** **Nashville, TN 37206**	NEW OWNER	**094-01-0C-002.00**

WITNESS THE EXECUTION HEREOF this 10th day of June, 2020.

Andrew Ripp

Carly Ripp

State of Tennessee)
County of Davidson)

On this 10th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Ripp and Carly Ripp, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 569,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of June, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARCH 7, 2023