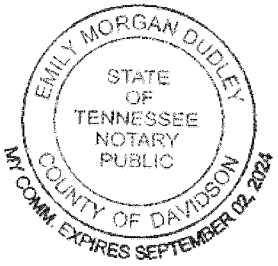
Karen Johnson Davidson County
Batch# 507798 DEEDWARR
11/03/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20201103-0128392

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson (MC)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Steohen Burkholder-Travis and Caitlin Emily Burkholder-Travis	SWBC	072 04 0 356.00
(NAME) 1400 Stratford Avenue	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Harold D. Rippy aka Harold Douglas Rippy and Donna M. Rippy, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Steohen Burkholder-Travis and Caitlin Emily Burkholder-Travis, husband and wife**, 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. 9 on the Plat of Stratford Subdivision of record in Plat Book 5210, Page 140, to which reference is hereby made for a more complete and accurate description.

AND

Land in Davidson County, Tennessee, being a portion of Greenfield Avenue (abandoned) with Greenfield Avenue Right-of-Way being a 25 in width right-of-way, and with one-half, 12.5 feet being abandoned to each adjoining property owner. Beginning at a point in the Southwesterly margin of Stratford Avenue and the center of the Greenfield Avenue (abandoned) right-of-way; thence with the center of the Greenfield Avenue (abandoned) right-of-way in the Southwesterly line, 178 feet to a point in the center of the Greenfield Avenue (abandoned) right-of-way; thence 90 degrees from said point in center of right-of-way, 7 feet Northwesterly to a point; thence 90 degrees 178 feet Northeasterly and parallel with the center of the Green Avenue (abandoned) right-of-way to a point

in the Southwesterly margin of Stratford Avenue; thence 7 feet Southeasterly with the margin of Stratford Avenue to the point of beginning.

And that certain portion of Greenfield Avenue/Kennedy Avenue/un-numbered alley (abandoned) ceded to Harold D. Rippy, being the owner of the remaining adjoining parcel by Ordinance No. 79-1463 of the Metropolitan Council for the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being part of the same property conveyed to Harold D. Rippy, unmarried, by Warranty Deed from R.A.T. Partnership, a partnership composed of Eugene P. Hockemeyer, Ray W. Luckett, Austin L. Luckett, Jr., and Thomas M. Luckett, of record in Book 5410, Page 901, in the Register's Office of Davidson County, Tennessee, dated March 27, 1979 and recorded on March 28, 1979. Being the same property conveyed to Harold Douglas Rippy, by Quitclaim Deed from John Freeman Lowery and wife, Evelyn E. Lower, of record in Book 7579, Page 293, in the Register's Office of Davidson County, Tennessee, dated June 10, 1988 and recorded on June 21, 1988. Being the same property conveyed to Donna M. Rippy, spouse a one-half undivided interest by Quitclaim Deed from Harold D. Rippy, of record in Instrument No. 20091229-0117911, in the Register's Office of Davidson County, Tennessee, dated December 10, 2009 and recorded on December 29, 2009.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 1400 Stratford Avenue, Nashville, TN 37216

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of October, 2020.

Harold D. Rippy

Harold D. Rippy

Donna M. Rippy

Donna M. Rippy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of , do hereby certify that Harold D. Rippy and Donna M. Rippy, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2020.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

