BOOK 11736 PAGE 971

WARRANTY DEED

EJD-99-3952

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey L. Ragland (NAME)	Southeastern Mortgage (NAME)	53
304 Parkside Court (ADDRESS)	115 29th Avenue South (ADDRESS)	06-0-A
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	101

FOR AND 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, Jacquelyn R. Hamer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacey L. Ragland, an unmarried woman

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:

Being Lot No. 101, Phase One on the Plan of Waterford, as of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacqueline R. Hamer by deed from Jerald Dwight Hamer of record in Deed Book 9756, page 691, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book 9112, page 962, Book 9530, page 185, Book 7463, page 294, Register's Office for said County.

Sewer Easement of record in Book 1717, page 30; Right-of-way easement of record in Book 2024, page 225; P.U.D. Boundary of record in Book 6900, page 540; Charter for Waterford Homeowner's Association of record in Book 8711, page 701; Quitclaim Deed to Homeowner's Association of record in Book 8715, page 590, Book 9393, page 831, Book 9393, page 833, and Book 9752, page 82, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 304 Parkside Court, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of November, 1999

Jacquelyn R. Hamer

Jacquelyn R. Hamer

TRUMPHOUR

STATE OF TENNESSEE
NOV. 9 11 39 AM '99
REGISTER'S OFFICE

$545.00 010 OCCHECK
391.73

06556 0691

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacquelyn R. Hamer

the bargainor _____, 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 Hermitage, Tennessee, this 4th day of November, 1999.

Commission expires 3/23/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11736 PAGE 973

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0655691 REFERENCE

99 NOV -9 AM 9:29

CAMT 102900.00
CON TX 380.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 391.73
CHECK 391.73

11/09/99 01 09:30 0001 9479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537198