WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/03 11:01 2pgs
Fees:13.00 Taxes:103.60
20030317-0034997

DON K. HEAD JR.
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

John W. Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Jordan	New Owner	13-00-16
(NAME)	(NAME)	
2021 Dogwood Lane		
Greenbriar TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Stephen W. Ragland and wife, Jennifer R. Ragland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Jordan and wife, Faye Jordan, 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, according to a survey made by Viking Survey Service dated February 9, 1974, more particularly described as follows:

Beginning at a point in the northerly margin of Old Clarksville Pike, said point being 182 feet in an easterly direction from the common boundary point on the Old Clarksville Pike between point on the Old Clarksville Pike between Davidson County, Tennessee, and Cheatham County, Tennessee; thence south 78 deg. 30' east, 200 feet along Old Clarksville Pike; thence north 16 deg. 40' east 1060 feet to a point; south 86 deg. 50' west 105 feet; south 22 deg. West 1050 feet to the point of beginning, containing 3.68 acres, more or less.

Being the same property conveyed to Stephen W. Ragland and wife, Jennifer R. Ragland by deed dated 07/28/00 from Ruby E. Stroud, a widow, and recorded in Instrument Number 200008070078332, Register's Office for Davidson County, Tennessee.

Scott Ragland executed this instrument on behalf of Stephen W. Ragland and Jennifer R. Ragland by Power of Attorney of re record in Book _____, page _____, Register's Office for Robertson County, Tennessee.
20030317 0034995

This conveyance is subject to Easement of record in Instrument Number 200012120122228 and Instrument Number 200012120122229, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 6680 Old Clarksville Pike, Joelton, TN 37080
(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 our hands this 13th day of March, 2003.

Jennifer Ragland

BY: Scott Ragland
Scott Ragland, Attorney-in-Fact

Stephen W. Ragland

BY Scott Ragland
Scott Ragland, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Scott Ragland, individual(s) who executed the foregoing instrument on behalf of Stephen W. Ragland and Jennifer R. Ragland as their true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Stephen W. Ragland and Jennifer R. Ragland.

Witness my hand and official seal at Springfield, Tennessee this 13th day of March, 2003.

Commission expires:

Notary Public

DON K. HEAD
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06