5879

Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ragsdale & Kelly Construction, LLC.	Ragsdale & Kelly Construction, LLC.	83-13-258
Po Box 1389 (NAME) ~~508 South 13th Street~~	Po Box 1389 (NAME) ~~508 South 13th Street~~	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville ~~Nashville,~~ TN ~~37206~~ 37135	
(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, Debbie Arline, Shelia Bogle and Ron Binkley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAGSDALE & KELLY CONSTRUCTION, LLC., 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. 73 in Payne, Blakemore and Cumming's Plan of Nashville, TN. of record in Plat Book 57, Page 70, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debbie Hoskins and Irene Donning, by by last will and testament of record in Book 11149, Page 784, Register's Office forDavidson County, Tennessee.

Irene Donning having since died, and by will and testament leaving her ½ interest to her heirship, Sheila Bogle and Ron Binkley.

Affidavit of heirship of record in Instrument No. 200307090094961 Register's Office for Davidson County, Tennessee.

Debbie Hoskins and Debbie Arline being one and the same.

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

This conveyance is subject to Metro Letters and Liens of record in Instrument No. 200008250084260, Instrument No. 200108240091862, Instrument No. 200210160127389, and Book 9789, Page 453, Book 9908, Page 684, and Book 10595, Page 476, Register's Office forDavidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 508 South 13th Street, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 07/09/03 15:41 2pgs
Fees:13.00 Taxes:27.75

20030709-0094962

Witness my/our hand(s) this 11th day of June, 2003.

Ron Binkley

Debbie ~~Aline~~ Arline

Shelia Bogle

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 Debbie ~~Aline~~Aline, Shelia Bogle and Ron Binkley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2003.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006