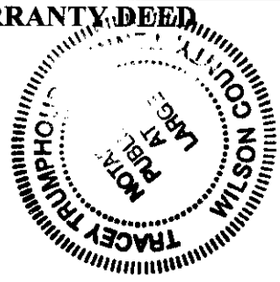
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~07203~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Debbie Damaschen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2003.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/23/03 13:07 2pgs
Fees:13.00 Taxes:466.20
20030723-0103120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daphne Ragland	Wilson Bank & Trust	Map 63-16
(NAME) 1029 Tonyawood Drive	(NAME) 623 West Main Street	Group B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Lebanon Tennessee 37087	Parcel 164.00
(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,

Sonya G. Flanagan Ensign and husband Michael Todd Ensign

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daphne Ragland, unmarried ,

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. 246 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and certificate of correction of record in Book 7462, Page 445 and by an amendment to change name of record in Book 8181, Page 112, all of record in the 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 Sonya G. Flanagan, unmarried by deed from Estate of Monica Jeanne Huffman by Mary Elizabeth Huffman White of record in Instrument Number 200205020053788 Register's Office for said County.

The said Sonya G. Flanagan having since married is joined in this conveyance by her husband Michael Todd Ensign.

For the purposes of this transaction the said Sonya G. Flanagan is also known as Sonya G. Flanagan Ensign.

Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 725, Book 7451, Page 739, Book 8181, Page 112 and Book 8336, Page 393, Register's Office of said County.

Subject to Homeowner's Association Dues.

Easements as shown of record in Book 8207, Page 276, Book 8657, Page 179 and Book 8833, Page 216, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1029 Tonyawood Drive, Old Hickory, TN 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/our hand(s) this 21st day of July, 2003.

Sonya G. Flanagan Ensign

Sonya G. Flanagan (now Ensign)

Michael Todd Ensign

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sonya G. Flanagan Ensign the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/21/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

STATE of Tennessee
COUNTY of

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Todd Ensign the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/21/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number23070339
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100