WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/20/03 13:37 2pgs
Fees:13.00 Taxes:351.50
20031020-0154683

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Ragan	Franklin Financial Mortgage, Inc	Map 173-01 Parcel 237.00
(NAME)	(NAME)	
155 Gardenia Way	206 East Main Street	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, **Travis J. Reed and Wife, Keyaschei N. Reed** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Ragan and Wife, Leslie G. Ragan** , 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. 42 on the Plan of Monte Carlo, Section 5, as of record in Plat Book 6250, Page 383, 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 Travis J. Reed and Wife, Keyaschei N. Reed by Warranty Deed dated December 7, 1998 from Ralph Stevens and wife, Irene B. Stevens of record in Book 11244, Page 659, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

This instrument is being executed by Rebecca Campbell, attorney in fact for Travis J. Reed and wife, Keyaschei N. Reed, pursuant to a Power of Attorney of record in Instrument No. 20031020-0154682, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 312 Cedarcreek Drive, Nashville, TN 37211

(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 15th day of October, 2003.

Travis J Reed, by Rebecca Campbell

Travis J. Reed
By: Rebecca Campbell, Attorney In Fact

Keyaschei N. Reed, by Rebecca Campbell

Keyaschei N. Reed
By: Rebecca Campbell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of October, 2003, before me personally appeared Rebecca Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Travis J. Reed and wife Keyaschei N. Reed, and who acknowledged that she executed the same as the free act and deed of the said Travis J. Reed and wife Keyaschei N. Reed by virtue of that Power of Attorney, duly executed by the said Rebecca Campbell and appearing of record in Instrument No. 20031020-0154682, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nsashville, Tennessee this 15th day of October, 2003.

My Commission Expires: 02/11/2004

Notary Public

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 2/11/2004

File Number23090469
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075