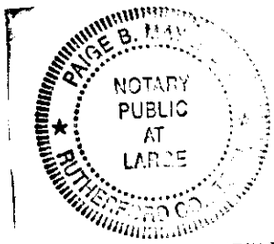
File #200460232




MY COMMISSION EXPIRES:
MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher H. Nolen and wife Tisha R. Nolen | Americus Wholesale Lender | Map: 86-8-A-45.00 |
| (NAME) | (NAME) | |
| 2000 Strombury Drive | P.O. Box 660694 | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Hermitage TN 37076 | Dallas TX 75266 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **DENISE M. RAGLAND,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER H. NOLEN AND WIFE TISHA R. NOLEN**, 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 all of Lot No. 458, on the Final P.U.D. Plan, Planned Unit Development, Phase III-A, Camden Woods, as shown by plat appearing of record in Plat Book 7900, Page 571, as amended in Book 9475, Page 440, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Denise M. Ragland and Larry E. Ragland, wife and husband by Warranty Deed dated November 20, 2000 of record in Instrument No. 20001219-0124435, Register's Office for Davidson County, Tennessee. The said Larry E. Ragland died intestate on April 10, 2001, leaving Denise M. Ragland the sole surviving tenant by the entirety.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 7620, Page 561, as amended in Book 7657, Page 580, Book 7675, Page 526, Book 5036, Page 329 and Book 5231, Page 737; By-Laws of record in Book 7620, Page 583; Charter of Camden Woods Homeowners' Association of record in Book 7661, Page 31; Quitclaim Deed to Homeowners' Association for Common area of record in Book 7783, Page 585; all matters shown on plat of record in Plat Book 7900, Page 571, as amended of record in Book 9475, Page 440; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 2000 Strombury Drive, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 28th day of May, 2004.

Denise M. Ragland

Denise M. Ragland

Davidson County DEEDWARR
Recvd: 06/15/04 10:16 2pgs
Fees:13.00 Taxes:518.00

20040615-0070484

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Denise M. Ragland who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

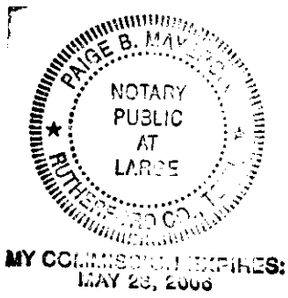
Witness my hand and official seal, this 28th day of May, 2004.

Paige B. Mayfield

Notary Public

My Commission Expires: 5/23/06

(SEAL)




MY COMMISSION EXPIRES:
MAY 23, 2006

~~Mail After Recording To:~~
Prepared By:
Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

Return to:

**Jack Case Wilson**
**Title Associates**
**7100 Executive Ctr. Dr., Suite 150**
**Brentwood, TN 37027**