WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 7-19-08
(AFFIX SEAL)

ROBERT M. GOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Paul C. Beavers	Leader Mortgage, LLC ~~Paul C. Beavers~~	94-1-153
(NAME) 1100 Lenore Street	(NAME) 4456 Corporation Lane #100 ~~1100 Lenore Street~~	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Virginia Beach, VA 23462 ~~Nashville, TN 37206~~	
(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, Ragsdale & Kelley Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul C. Beavers, 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, and being Lot No. 8 on the map of Haynie's Central Park Plan as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet each on the southerly side of Lenore Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Ragsdale & Kelley Construction, LLC, by deed of record in Instrument No. 20040512-0055138, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1100 Lenore 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: 12/09/04 14:12 2pgs
Fees:13.00 Taxes:445.11
20041209-0146935

Witness my hand this 19th day of November, 2004.

Ragsdale & Kelley Construction, LLC

By: _____

Ragsdale & Kelley Construction, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Kenneth Kelley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the chief manager of Ragsdale & Kelley Construction, LLC a limited liability company, and that he as such chief manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as chief manager

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2004.

Commission expires: May 28, 2006

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

Beth Triplett

Notary Public