#9232 Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

x Meredith K Waite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

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
Meredith K. Waite	National Bank of Commerce	83-13-250
(NAME)	(NAME)	
507 South 12th Street	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/09/05 14:51 2 pgs
Fees:13.00 Taxes:499.50
20050209-0015253

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 Meredith K. Waite, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Payne, Blakemore and Cumming's Addition to Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 49.8 feet on the easterly side of South 12th Street and runs back between parallel lines, with the southerly margin of an alley, 161 feet to an alley in the rear.

Being the same property conveyed to Ragsdale /Kelley Construction, LLC, by deed of record in Instrument No. 20040421-0044924, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 507 South 12th St., Nashville, TN 37204
(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 hand this 31st day of January, 2005.

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 acknowledged himself to be the Authorized Agent of Ragsdale & Kelley Construction, LLC a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2005.

Commission expires: May 28, 2006

Notary Public

