Record and REturn to: Smith.Sholar.Assoc.PLLC
846 Conference DR Ste 4
Goodlettsville, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 10:53 2 pgs
Fees:13.00 Taxes:353.35

20050516-0054761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Linda P. Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2005.

LINDA LEE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: ~~September 24, 2005.~~ 3-18-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Diane Kirby	SAME	26-6-13
(NAME)	(NAME)	
126 Habersham Court	SAME	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	SAME	
(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,

William H. Ragan, II and wife, Charlotte J. Ragan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Diane Kirby, a single woman, 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. 13 on the Plan of re-subdivision of Windsor Green, Phase 1, Section 1, of Lots 1-18, a plat of which is of record in Plat Book 6250, page 374, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to William H. Ragan, II and wife, Charlotte J. Ragan by deed from Mitzi Gayle Moore, of record as Book 11150, page 550, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 126 Habersham Court, Goodlettsville, TN 37072

(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 our hands this 12th day of May, 2005.

William H. Ragan II

Charlotte J. Ragan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Ragan, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 12th day of May, 2005.

Notary Public

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte J. Ragan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 12th day of May, 2005.

Notary Public

My Commission Expires: 9/24/05