Davidson County DEEDWARR
Recvd: 05/16/05 15:42 2 pg
Fees:13.00 Taxes:777.00
20050516-0055082

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
John Ragsdale, Jr.
821 Clematis Drive
Nashville, TN 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
National City Bank of Indiana
P.O. Box 1024
Dayton, OH 45401-1820

MAP **102-14**
GROUP
PARCEL **63**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronny D. Garrett and wife, Carol J. Garrett** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John Ragsdale, Jr. and Kristin L. Ragsdale**, 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. 323 on the Plan of BrookMeade, Section IX, of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Ronny D. Garrett and wife, Carol J. Garrett by deed from James D. Jones and Anthony Cherry of record in Instrument no. 20030630-0089984, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 821Clematis Drive, Nashville, Tennessee 37205.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 11th day of May, 2005.

Ronny D. Garrett

Carol J. Garrett by Chip Cruze as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronny D. Garrett** the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chip Cruze**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney-in-fact for Carol J. Garrett, the bargainor,** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Carol J. Garrett as her free act and deed.

WITNESS my hand and official seal this 11th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008