05-1477

39B

1 of 2

# WARRANTY DEED

FILE BOX 19B
05-09-017-J

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of September, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **STEVEN RAGLE AND AMANDA NELSON RAGLE** | SunTrust Mortgage | 104-07 |
| (NAME) | (NAME) | 99.00 |
| 2802 Belcourt | 201 4th Ave N. 7th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JEFFREY SPARK AND WIFE, GAIL L. ADDLESTONE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN RAGLE AND WIFE, AMANDA NELSON RAGLE**, hereinafter called the Grantee(s), 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. 19 Block 2 on the Plan of Fairfax Place, of record in Book 547, Page 137-138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to GAIL L. ADDLESTONE AND JEFFREY SPARK, WIFE AND HUSBAND, by Deed from LEE SANDERS CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20030501-0058132, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 10/12/05 14:01 2 pgs
Fees:13.00 Taxes:2168.20
20051012-0123022

BEING unimproved ☐
Improved ☒ property known as: 2802 Belcourt, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 29th day of September, 2005.

**JEFFREY SPARK**

**GAIL L. ADDLESTONE**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY SPARK AND WIFE, GAIL L. ADDLESTONE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.