Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 10/17/05 08:12 | 2 pgs |
| Fees:13.00 Taxes:518.00 | |
| **20051017-0124454** | |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Audrey Ragan
Affiant

Subscribed and sworn to before me this 14th day of October 2005.

Amy Cross Nance
Notary Public
My commission expires: 4/2/10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Nathanael Wesley Ragan<br>1329 Paulson Way<br>Antioch TN 37013-0000 | ~~Washington Mutual Bank~~<br>Mortgage Lenders<br>24000 W 10 2 St<br>Overland Park KS 66210 | 172-08-0-A/30.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Rhonda Baldwin, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nathanael Wesley Ragan and wife, Audrey Ragan, 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:

Being Lot No. 30 on the Plan of Section 2B Hunters Branch as shown on Plat of record in Plat Book 6900 page 336 and 337 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda L. Baldwin by deed from Roger G. White and wife, Emily R. White, of record dated August 7, 2002 in Instrument No. 20020812-0096866 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section 2B Hunters Branch of record in Book 6900 Page 336, Register's Office for Davidson County, Tennessee 3) Bylaws for Hunter's Branch Homeowners Association of record in Book 6632 Page 429 4) Charter for Hunter's Branch Homeowners Association of record in Book 6632 Page 424 and amended in Book 8923 page 318

This property is improved property known as 1329 Paulson Way, Antioch, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14th day of October, 2005.

Rhonda Baldwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda Baldwin, 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 14th day of October, 2005.

Notary Public

My Commission expires: 4/2/10

Amy Cross Nance
State of Tennessee Notary Public
Williamson

FILE NO: 05057