Davidson County DEEDWARR
Recvd: 10/17/06 11:03 2 pgs
Fees:13.00 Taxes:481.00

20061017-0128802

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Timothy S. Scully	Timothy S. Scully	092-13-0
345 Chamberlin Street	9 Old Carriage Road	GROUP
Nashville, Tennessee 32709	Wilbraham, MA 01095	PARCEL 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Thirty Thousand Dollars and Zero Cents ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Hal G. Ragsdale Jr. and wife, Cassandy Ragsdale, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy S. Scully and wife, Maureen A. Scully, 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.

BEING Lot No. 2, Block 27, on the Map of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Hal G. Ragsdale, Jr. and wife, Cassandy Ragsdale, by Quitclaim Deed dated July 31, 2002, from Hal G. Ragsdale, Jr. of record as Instrument No. 20020731-0091680 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 345 Chamberlin Street, Nashville, Tennessee 37209

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 13th day of October, 2006.

Hal G. Ragsdale Jr.

Cassandy Ragsdale

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Hal G. Ragsdale, Jr. and Cassandy Ragsdale, the bargainors, 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 Nashville, Tennessee, this 13th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

