WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,310.00

* _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 72509

BOX 13
13317

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose Brown- Nasser	First Community Mortgage, Inc.	13308009700
(NAME)	(NAME)	
3400&3402 Donna Kay Drive	1610 S. Church Street , Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37130	
(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, Greg Giffen, unmarried and Kevin Ragan and wife Leslie G. Ragan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose Brown- Nasser, Unmarried, 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. 100, on the Plan of Revision of Lots 97, 100, and 101, Section 4, Addition to Greenwood Hills, of record in Plat Book 5210, Page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Greg Giffen and Kevin Ragan, by deed of record in Instrument No. 20070509-0055928, Register's Office for Davidson County, Tennessee.

Leslie G. Ragan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Leslie G. Ragan by Kevin Ragan as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20070724-0087829

This instrument is executed on behalf of Greg Giffen by Kevin Ragan as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20070724-0087828

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3400 &3402 Donna Kay Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 07/24/07 13:11 2 pgs
Fees:13.00 Taxes:485.85
20070724-0087830

Witness our hands this 28th day of June, 2007.

Leslie G. Ragan by Kevin Ragan her attorney in fact

Leslie G. Ragan by Kevin Ragan her attorney in fact

Greg Giffen by Kevin Ragan his attorney in fact

Greg Giffen by Kevin Ragan his attorney in fact

Kevin Ragan

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 Greg Griffen and Kevin Ragan 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 purpose therein contained.

On this the 28th day of June, 2007, before me personally appeared Kevin Ragan, the person who executed the foregoing instrument on behalf of Leslie G. Ragan and who acknowledged that he executed the same as the free act and deed of the said Leslie G. Ragan, through Power of Attorney granted he by the said Leslie G. Ragan

On this the 28th day of June, 2007, before me personally appeared Kevin Ragan, the person who executed the foregoing instrument on behalf of Greg Giffen and who acknowledged that he executed the same as the free act and deed of the said Greg Giffen, through Power of Attorney granted he by the said Greg Giffen

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2007.

Commission expires:

7-25-09

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County