WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/07 10:00 2 pgs
Fees:13.00 Taxes:3986.75
20070821-0099901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,077,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: Exp. 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Haley	John W. Haley	Map 116-8-D
(NAME) 89 Valley Forge	(NAME) 89 Valley Forge	Parcel 89 and 89.01
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **HAROLD RAY RAGSDALE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. HALEY AND JULIE E. HALEY, TENANTS IN COMMON,** 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. 89 on the Plan of Sugartree, Phase III, of record in Plat Book 4860, pages 117-121, as amended in Book 5162, page 632, and also shown on the Revised Plan of Sugartree, Phase III, of record in Book 5050, pages 67-71, and amended in Book 5169, page 426, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold Ray Ragsdale by deed dated September 15, 1998 from Doctor R. Crants and wife, Shirley J. Crants of record in Book 11119, page 947, re-recorded in Book 11282, page 735, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 4860, pages 117-121, as amended in Book 5162, page 632, and in Book 5050, pages 67-71, as amended in Book 5169, page 426, said Register's Office; (c) restrictive covenants of record in Book 4857, page 157, Book 48784, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466, said Register's Office; (d) Utility easement of record in Book 5387, page 844, said Register's Office (e) Sewers easement of record in Book 7061, page 100, said Register's Office; and (f) Maintenance Agreement of record in Instrument #20021017-0127697, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 89 Valley Forge, Nashville, Tennessee 37205

(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.

Witness my hand this 20 day of August, 2007.

Harold Ray Ragsdale

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 Harold Ray Ragsdale, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of August, 2007.

Commission expires:



Notary Public