WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/08 11:14 3 pgs
Fees:18.00 Taxes:740.00
20080424-0041947

File No.: 2008040002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

DAPHNE M. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleland P. Ratcliffe and Suzanne A. Ratcliffe	NEW OWNER	062-05-0-052.00
(NAME)	(NAME)	
2337 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE, John Parks and wife, Ginger Parks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleland P. Ratcliffe and wife, Suzanne A. Ratcliffe, 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 Lots Nos. 56, 57 and the 13.62 feet rear of Lot 58 on the revised and unrecorded Map of Riverview Subdivision made by Blanchard & Parrish, December, 1941, Davidson County,Tennessee, the same being more particular described by a survey prepared by John Kohl, dated March 2, 1976, as follows:

Beginning at a point on the westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the southerly margin of said Lot to a point, thence 104.2 feet, more or less, along the westerly margin of said lot to a point, thence 152.21 feet, more or less, along the northerly margin of said lot, thence 97.6 feet, more or less, along the easterly margin of said lot to the point of beginning.

Being the same same property conveyed to John Parks and wife, Ginger Parks by Warranty Deed from Arthur R. Signoracci, Jr., married and Arthur R. Signoracci, Jr., married and James Badey Howard, unmarred, Heirs-at-Law of Deloris Signoracci dated January 19, 2005, and recorded in Instrument Number 20050127-0010269, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2337 Pennington Bend Road, Nashville, TN 37214
(House Number) (Street) (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/our hand(s) this 18th day of April, 2008.

John Parks by Ginger Parks, AIF
John Parks by Ginger Parks, Attorney in Fact

Ginger Parks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ginger Parks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of April, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ginger Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for John Parks, the within named bargainor, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20080424-0041946, Register's Office for Davidson County, Tennessee; and that as such Attorney in Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of John Parks by herself as such Attorney in Fact.

Witness my hand and official seal on this the 18th day of April, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

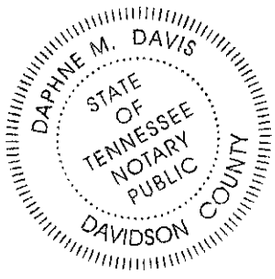
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)