Davidson County DEEDWARR
Recvd: 10/29/08 14:32 2 pgs
Fees:13.00 Taxes:101.01
20081029-0108072

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$27,800.00
Terry F. Christison
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2008.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3·7·2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry F. Christison P.O. Box 1193 Brentwood, TN 37024-1193	Same	Map 083130 Parcel 24700 & 24600

For and in 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,

Donald E. Ragsdale

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Terry F. Christison

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. 63, on the Plan of Payne, Blackmore and Cummings' Addition to East Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Said Lot No. 63 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Donald E. Ragsdale, by deed from Iona Crymes, unmarried, dated October 28, 2008, of record in Instrument No. 20081028-017464 Register's Office for Davidson County, TN.

Investment property only, and has never been a the residence of the grantor.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 513 South 12th Street Nashville, TN 37206
(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(s) this 29 day of October, 2008.

Donald E. Ragsdale

Donald E. Ragsdale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Donald E. Ragsdale, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 3·7·2011

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 3·7·2011

Notary Public James C. Smith

My Commission Expires: March 7, 2011

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027