WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF JULY, 2009. Notary Public MY COMMISSION EXPIRES: 3-7-2011 (AFFIX SEAL)

STEPHANIE M. DUA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda Ragsdale		
(NAME) 8216 Persia Way	(NAME) New Owner	172-12-D-485.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **David Mitchell Gibson and Brittney Mann Gibson****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lynda Ragsdale, 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:
****Brittney Mann Gibson being formally known as Brittney Mann

Land in Davidson County, Tennessee, being Lot No. 531 as shown on the Final Plat of the Town Center Homes as Lenox Village, Section Three, of record in Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Mitchell Gibson, unmarried and Brittney Mann, unmarried, by Warranty Deed from Regent Homes, LLC a Tennessee Limited Liability Company, dated December 22, 2006 and recorded in Instrument No. 20061229-0160881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8216 Persia Way, Nashville, TN 37211

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, has 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.

BILL GARRETT, Davidson County
Trans:T20090051186 DEEDWARR
Recvd: 07/29/09 14:30 2 pgs
Fees:13.00 Taxes:717.80
20090729-0071038

Witness our hands this 17th day of July, 2009.

David Mitchell Gibson

Brittney Mann Gibson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David Mitchell Gibson and Brittney Mann Gibson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of July, 2009.

Notary Public

My commission expires: 3-20-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212