Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Ragsdale D Steve Damesworth 370 Wallace Road. Unit A-19 Nashville, TN. 37211	New Owner	147-3-B-129.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $22,500.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110050370 DEEDWARR
Recvd: 08/16/11 16:15 2 pgs
Fees:13.00 Taxes:83.25
20110816-0063252

Subscribed and sworn to before me, this the 12th day of August, 2011.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **D. Steve Damesworth, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jerry Ragsdale and D Steve Damesworth ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit A-19, SOUTHERN HILLS Condominiums, as established under Master Deed of record in Book 6495, page 502, and amended in 7044, page 209, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant of said units, as set forth in said Master Deed..

Being the same property conveyed to D. Steve Damesworth, by Warranty Deed from Holly Hills Apartments, LLC., now known as Holly Hills Apartments Partnership, dated August 18, 2006, of record in Instrument No. 20060818-0102148, Register's Office for Davidson County, Tennessee.

THE GRANTOR HAS NEVER OCCUPIED THE PROPERTY AS HIS PRIMARY RESIDENCE

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **370 Wallace Road, #A-19, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **August, 2011.**

GRANTOR(S)

D. Steve Damesworth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **D. Steve Damesworth** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **12th** day of **August, 2011.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013