This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110052008 DEEDWARR
Recvd: 08/23/11 14:54 3 pgs
Fees:18.00 Taxes:847.30
20110823-0065267

ADDRESS NEW OWNER:
Taylor R. Ragan
2310 Elliott Avenue, #512
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PEOPLES HOME EQUITY, INC.
213 HARD CIRCLE, SUITE 201
BRENTWOOD, TN 37027

MAP	**105-14**
GROUP	**C**
PARCEL	**22.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lissa Marie Maxwell Roussel, fka Lissa Marie Maxwell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Taylor Rye Ragan, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **2310 Elliott Avenue, #512, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Robert Paul Roussel, spouse of Lissa Marie Maxwell Roussel, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **22nd** day of **August, 2011.**

Lissa Marie Maxwell Roussel (fka Lissa Marie Maxwel

Robert Paul Roussel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lissa Marie Maxwell Roussel** *and **Robert Paul Roussel**, the bargainors, 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 Warranty Deed for the purposes therein contained.

*fka Lissa Marie Maxwell

WITNESS my hand and official seal this 22nd day of August, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $229,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 2011.

NOTARY PUBLIC

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Exp: July 8, 2013

Exhibit "A"

LAND in Davidson County, Tennessee, being Unit No. 512 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Lissa Marie Maxwell, an unmarried woman, by deed dated July 24, 2007 from Hillview Village Partnership, a Tennessee general partnership of record in Instrument no. 20070730-0089841, Register's Office for Davidson County, Tennessee.