WARRANTY DEED

TRACEY THUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Al Robison	Al Robison	064-13-0A-003.00
(NAME)	(NAME)	
673 Hardin Shire Drive	673 Hardin Shire Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110067935 DEEDWARR
Recvd: 10/31/11 09:42 2 pgs
Fees:13.00 Taxes:555.00
20111031-0084335

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nicole Ragland (formerly known as Nicole Dunn) and husband, Zachary K. Ragland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Al Robison**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 3, on the Plan of The Villages at Southfork, as shown by plat appearing of record in Plat Book 6900, Page 482, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nicole Dunn and Zachary K. Ragland by Warranty Deed dated September 25, 2008, from Douglas Leon Page and wife, Cathy Lynn Page, and filed for record on October 2, 2008, in Instrument No. 20081002-0100048, Register's Office for Davidson County, Tennessee. The said Nicole Dunn having since married and is now known as Nicole Ragland.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 482, Register's Office of said County.
Restrictive Covenants of record in Book 7390, Page 454, Register's Office of said County.
Stormwater Detention Agreement as shown of record in Book 6566, Page 208, Register's Office for said County.
Charter of the Homeowner's Association of record in Book 7174, Page 613 and Book 7536, Page 745, Register's Office for Davidson County, Tennessee.
QuitClaim Deed to the Homeowner's Association of record in Book 7470, Page 870, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 673 Hardin Shire Drive, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 28th day of October, 2011.

Nicole Ragland

Zachary K. Ragland

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 28th day of October, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122