39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,184,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

JORETTA F. NORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120031440 DEEDWARR
Recvd: 04/30/12 14:23 2 pgs
Fees:13.00 Taxes:4380.80
20120430-0036814

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Ragle, II	SunTrust Mortgage	
(NAME) **913 Dorset Drive**	(NAME) 1001 Semmes Ave RVW 5023	**Map 159100-C**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Richmond, VA 23224	**Parcel 14.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DORSET PARK HOME BUILDERS, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN P. RAGLE, II AND WIFE, AMANDA N. RAGLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 12B, as shown on the Map of Dorset Park Subdivision, of record in Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dorset Park Home Builders, LLC by Warranty Deed from GWP Land Partners, a Tennessee General Partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, filed for record April 13, 2011 in Instrument No. 20110413-00285898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20080626-0065807, said Register's Office; and (c) Restrictive covenants contained in Book 1306, page 210 and Instrument No. 20110413-0028597 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **913 Dorset Drive, Nashville, TN 37215**

(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 this 26th day of April, 2012.

Dorset Park Home Builders, LLC

By: _____
Michael A. Hartley, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Michael A. Hartley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of Dorset Park Home Builders, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2012.

Commission expires:



_____
Notary Public