Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Ragle and wife, Amanda Nelson Ragle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Sinback and Kathryn E. Sinback, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land on Davidson County, Tennessee, being Lot No. 19 Block 2 on the Plan of Fairfax Place, of record in Book 547, page 137-138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven Ragle and wife, Amanda Nelson Ragle by deed from Jeffrey Spark and wife, Gail L. Addlestone dated September 29, 2005, of record as Instrument No. 20051012-0123022, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2802 Belcourt Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2012.

Steven Ragle

Amanda Nelson Ragle

BILL GARRETT, Davidson County
Trans:T20120031719 DEEDWARR
Recvd: 05/01/12 11:29 2 pgs
Fees:13.00 Taxes:2349.50
20120501-0037149

State of Tennessee)
County of Davidson)

On this 26th day of April, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven Ragle and Amanda Nelson Ragle, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 635,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of April, 2012.

Notary Public

My Commission Expires: 2-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew Sinback	Navy Federal Credit Union	104-07-99
2802 Belcourt Avenue	5550 Heritage Oaks Drive, Bldg. 1	
Nasvhille, TN 37212	Pensacola, FL 32526	