File Bot 8

PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County

Trans:T20120056425 DEEDWARR

Recvd: 08/01/12 08:44 2 pgs

Fees:13.00 Taxes:388.50

20120801-0067704



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 51450

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jennifer Murphy<br><br>2911 B West Linden<br>Nashville, Tennessee 37212 | Avenue Bank<br>3823 Cleghorn Avenue<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS: 091-12-0 020.00**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$105,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Ragan and wife, Nancy Ragan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jennifer Murphy and husband, John M. Blair, 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 in Davidson County, Tennessee, being Lot Nos. 109 and 111 of Block 64 on the Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and extend back between parallel lines, Lot 109 running along the northerly margin of an alley 105.5 feet to another alley in the rear.

Being the same property conveyed to Richard Ragan and wife, Nancy Ragan by deed from Ronnie Presley a/k/a Ronald L. Presley, dated December 7, 2007, recorded December 10, 2007 in Instrument No. 20071210-0142037, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Pages 74 and 75, said Register's Office.

**This is improved property, known as: 806 45th Avenue North, Nashville, Tennessee 37209**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**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.

**WITNESS THE EXECUTION HEREOF** this.30th day of July, 2012

Richard Ragan

Nancy Ragan

**State of** TENNESSEE

**County of** DAVIDSON

On this July 30, 2012_ , before me the undersigned authority, personally appeared Richard Ragan and Nancy Ragan , 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.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013