This instrument prepared by:
Dennis Clifton Wright, Attorney
P. O. Box 218
Madison, Tennessee 37116-0218

Davidson County DEEDQC
Recvd: 03/04/13 13:33 3 pgs
Fees:17.00 Taxes:0.00
20130304-0021507

QUITCLAIM DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Michelle Ragan Huffman, Trustee	Same	Map 163
1320 Red Oak Drive		Group 11-0-A
Brentwood, TN 37027		Parcel 44.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jesse R. Ragan and wife, Norma Jean Ragan, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Michelle Ragan Huffman, Trustee of the 417 Oak Forge Drive Land Trust, dated January 29, 2013, her successors and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 44 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (erroneously shown as being Lot No. 44 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, Register's Office for said County on prior deed).

Being the same property conveyed to Jesse R. Ragan, a married man, by deed from Betty Jane Jerome, unmarried, recorded as Instrument Number 20070615-0071724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Book 7461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument 20010627-0068129; Instrument 20010627-0068130; Book 6040, Page 576; Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 6900, Page 250, said Register's Office; (2), Sanitary Sewer Easement of record in Book 6859, Page 672 and Book 6956, Page 103, said Register's Office; (3) Easement for Water Mains of record in Book 6956, Page 131, said Register's Office; (4) Easement for Dumpster Facility of record in Book 7224, Page 195, said Register's Office; and (5) Storm Water Detention Agreement of record in Book 6531, Page 321, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 417 Oak Forge Drive, Antioch, TN 37013.

WITNESS my hand this 2ND day of ~~February~~ MARCH 2013.

JESSE R. RAGAN

NORMA JEAN RAGAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, and wife, Norma Jean Ragan, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of ~~February~~ MARCH 2013.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 4TH day of ~~February~~ MARCH 2013.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

I, Dennis Wright, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dennis Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Dennis Wright, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires:

PAUL S. CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires September 22, 2014