BILL GARRETT, Davidson County
Trans:T20130024420 DEEDWARRSP
Recvd: 03/26/13 12:18 4 pgs
Fees:23.00 Taxes:621.60
20130326-0029585

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12528

NOTARIAL SEAL STATE OF OHIO

Alexandria Hiley
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 11/02/2014

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2013.

Notary Public

My Commission Expires:

Map/Parcel Number(s) 12400003200/

Address of New Property Owner(s):	Send Tax Bills To:
Robert D. Ragan 3445 Pugh Road Hermitage, TN 37076	Robert D. Ragan c/o Peoples Home Equity Inc. 215 Ward Circle, Suite 101 Brentwood, TN 37027

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **OWB REO LLC** said grantor does hereby bargain, sell, transfer and convey unto **Robert D. Ragan,** married, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in ~~Wilson~~ DAVIDSON, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 3445 Pugh Road, Hermitage, TN 37076
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Robert D. Ragan**, and his/her/their assigns, forever.

Said **OWB REO LLC**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **OWB REO LLC**, has executed this deed this _____ day of _____, 20_____.
FEB 22 2013

OWB REO LLC

By: _____

Name: Louise Chavez AVP

Title:

STATE OF TEXAS
TRAVIS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Louise Chavez AVP/REO, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of OWB REO LLC, the Attorney-in-Fact of said **OWB REO LLC**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained ~~and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for Wilson County, Tennessee.~~

Witness my hand and Notarial Seal this _____ day of FEB 22 2013, 20_____.

STACEY FRANCIS
Notary Public, State of Texas
My Commission Expires
July 21, 2016

Notary Public

My Commission expires: 7-21-16

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12528
Property: 3445 Pugh Road, Hermitage, TN 37076

EXHIBIT "A"

ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OF DAVIDSON,STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS:

TRACT NO. I:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF AN OLD LANE (FARMROAD. IN DEED), SAID POINT BEING 1,449.97 FEET, MORE OR LESS, NORTH OF PUGH ROAD THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT NO.2; THENCE NORTH 86 DEGREES 41 MINUTES 26 SECONDS WEST ALONG THE NORTHERLY MARGIN OF TRACT NO.2, 908.38 FEET TO AN IRON ROD BEING THE SOUTHWEST CORNER OR THIS PROPERTY AND THE NORTHWEST CORNER OF TRACT NO.2; THENCE NORTH 05 DEGREES 12 MINUTES 13 SECONDS EAST 244.85 FEET TO AN IRON ROD BEING THE NORTHWEST CORNER OF THIS PROPERLY AND THE SOUTHWEST CORNER OF PROPERTY BELONGING TO JAMES R. WHITE, ET UX, OF RECORD IN BOOKIE, PAGE 993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 86 DEGREES 41 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY MARGIN OF JAMES R. WHITE PROPERTY 907.40 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF SAID OLD LANE BEING THE NORTHEASTERLY CORNER OF THIS PROPERTY AND THE SOUTHEASTERLY CORNER OF JAMES R. WHITE PROPERTY; THENCE SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST ALONG SAID OLD LANE 244.85 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF AN OLD LANE (FARMROAD IN DEED), SAID POINT BEING 1,205.12 FEET, MORE OR LESS, NORTH OF PUGH ROAD AND BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT NO. 3,OF THE EILEEN M. BRIDE PROPERTY: THENCE NORTH 86 DEGREES 41 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY MARGIN OF TRACT NO. 30F THE EILEEN M.BRIDE PROPERTY 909.35 FEET TO AN IRON ROD; THENCE NORTH 05 DEGREES 12 MINUTES 13 SECONDS EAST 244.85 FEET TO AN IRON ROD AND BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT NO. I; THENCE SOUTH .86 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHERLY MARGIN OF SAID TRACT NO.1, 908.38 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF SAID LANE, THE NORTHEAST CORNER OF THIS TACT; THENCE SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST 244.85 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3:

BEGINNING AT AN IRON ROD ON THE WESTERLY MARGIN OF AN OLD LANE (FARMROAD IN DEED) AND BEING 925.0 FEET, MORE OR LESS, NORTH OF PUGH ROAD, THE SOUTHEAST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF PROPERTY BELONGING TO ROBERT E SEABORN, ET UX OF RECORD IN DEED BOOK 5083 PAGE 829.REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID LANE AND RUNNING WITH THE NORTH BOUNDARY OF THE SEABORN TRACT NORTH 86 DEGREES 04 MINUTES 41 SECONDS WEST 910.20 FEET TO AN OLD IRON ROD 1.55 FEET EAST OF AN OLD FENCE LINE IN THE EAST BOUNDARY OF A TRACT OF LAND BELONGING TO MRS. JEWELL LUTTRELL IN DEED BOOK 3766, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING GENERALLY WITH THE FENCE LINE OF THE LUTTRELL PROPERTY

NORTH 5 DEGREES 12 MINUTES 13 SECONDS"EAST 270.45 FEET TO AN OLD IRON ROD AT THE NORTHWEST CORNER OF.THIS PROPERTY AND THE SOUTHWEST CORNER OF TRACT NO.2; THENCE ALONG THE SOUTHERLY MARGIN OF TRACT NO.2 SOUTH 86 DEGREES 41 MINUTES 19 SECONDS EAST 909.35 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF OLD LANE AND BEING THE SOUTHWESTERLY CORNER OF TRACT NO.2 AND THE NORTHWESTERLY CORNER OF THIS PROPERTY THENCE ALONG SAID OLD LANE SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST 280.12 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to OWB REO LLC by Quit Claim Deed from OneWest Bank, FSB dated February 22, 2013 and recorded 3-26-13 **in Instrument No.** 20130326-0029584 **, Register's Office for Davidson County, Tennessee.**