Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(3)

File No.2013042

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130043225 DEEDWARR
Recvd: 05/23/13 11:09 3 pgs
Fees:18.00 Taxes:1035.63
20130523-0052239

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2013

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve E. Caveeza and Emily N. Cavezza	New Owner	146-07-0-002
(NAME)	(NAME)	
704 Sills Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William H. Ragan, Jr., devisee of the Estate of William H. Ragan, Sr., and William Hunter Dixon and Ashley Dixon Hannah, devisees of the Estate of Lenora Ragan Smith, and Ashley Dixon Hannah as Personal Representative of the Estate of William H. Ragan, Sr. and the Estate of Lenora Ragan Smith,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Steve E. Cavezza and Emily N. Cavezza, husband and wife,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 704 Sills Ct., Nashville, TN 37220
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 13 day of May, 2013.

William H. Ragan, Jr. by Ashley Dixon, Attorney-in-Fact

William Hunter Dixon by Ashley Dixon, Attorney-in-Fact

Ashley Dixon Hannah, Individually, and as
Personal Representative of the Estate of William H. Ragan, Sr.,
and as
Personal Representative of the Estate of Lenora Ragan Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 13 day of May 2013 before me personally appeared Ashley Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William H. Ragan, Jr. and who acknowledged that she executed the same as the free act and deed of William H. Ragan Jr..

Witness my hand and official seal at this 13 day of May, 2013.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF Tennessee
COUNTY OF Davidson

On this 13 day of May 2013 before me personally appeared Ashley Dixon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Hunter Dixon and who acknowledged that she executed the same as the free act and deed of William Hunter Dixon.

Witness my hand and official seal at this 13 day of May, 2013.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ashley Dixon Hannah, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who also acknowledged that she executed the within instrument on behalf of herself, individually, and as Personal Representative of the Estate of William H. Ragan, Sr., and as Personal Representative of the Estate of Lenora Ragan Smith

Witness my hand and official seal this 13 day of May, 2013.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Creighton Meadows, of record in Plat Book 2854, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Wiloughby Ragan and wife, Leonora F. Ragan, by deed from James R. Read and wife, Mary Louise Read, of record in Book 2963, Page 427, dated October 2, 1959, as corrected in Book 2991, page 254, dated October 22, 1959, said Register's Office. The said Wiloughby Ragan having predeceased Leonora F. Ragan on or about September 7, 1983. Then the said Leonora F. Ragan having since died on or about October 11, 1989. The Last Will and Testament of Leonora F. Ragan filed with the Davidson County Probate Clerk's Office as Docket No. 93984, which devises the said property to William Houston Ragan, Wiloughby Ragan, Jr. Lorene Ragan Barnett and Charlotte L. Ragan. Then being further conveyed to Charlotte L. Ragan, unmarried, by Quitclaim Deed from William Houston, Wiloughby Ragan, Jr. and Lorene Ragan Barnett, of record in Book 8270, Page 82, dated October 18, 1990, said Register's Office. The said Wiloughby Ragan, Jr. having since died on or about November 26, 1990. The Last Will and Testament of Wiloughby Ragan, Jr. was probated in Will Book 16, Page 256, Register's Office for Roane County, Tennessee, which devised his interest in the property to Kathryn Parker Ragan. Then being further conveyed to Charlotte L. Ragan, unmarried, by Quitclaim Deed from Kathryn Parker Ragan, of record in Book 8270, Page 84, dated January 2, 1991, said Register's Office. Then being further conveyed to William H. Ragan, Sr. and wife, Janet Ragan and William H. Ragan, Jr., by Quitclaim Deed from Charlotte L. Ragan, unmarried, of record in Book 8282, Page 907, dated January 25, 1991, said Register's Office. Then being further conveyed to William H. Ragan and wife, Janet Ragan, by Bankruptcy Trustee's Deed from William Houston Ragan, Jr., of record in Instrument No. 199912220306246, dated December 14, 1999, said Register's Office. The said Janet R. Ragan having predeceased William H. Ragan, Sr., on or about November 9, 2011. The said William H. Ragan, Sr. having since died on or about May 8, 2012. The Last Will and Testament of William H. Ragan, Sr. filed in the Davidson County Tennessee Probate Clerk's Office as Docket No. 12P-773, which devises the said property to William H. Ragan, Jr. and Lenora Ragan Smith. The said Lenora Ragan Smith having since died on or about September 26, 2012. The Last Will and Testament of Lenora Ragan Smith being filed in the Davidson County, Tennessee Probate Clerk's Office as Docket No. 13P-774, which devises her interest in the said property to William Hunter Dixon and Ashley Dixon. Ashley Dixon is now known as Ashley Dixon Hannah.