Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

13-0317

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
BILL GARRETT, Davidson County Trans:T20130045450 DEEDWARR Recvd: 05/31/13 11:54 2 pgs Fees:13.00 Taxes:407.00 20130531-0055099	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS April 25, 2013. Notary Public MY COMMISSION EXPIRES: 7/14/2013 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #13-0317

HUGH B. SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McFerrin Missionary Baptist Church	New Owner	04216000603
(NAME) 403 West Old Hickory Blvd	(NAME)	
(ADDRESS) Madison,TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of William Houston Ragan, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McFerrin Missionary Baptist Church, a corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 1 on the Final Plat entitles Resubdivision of W. H. Ragan property of record in Instrument No. 20051012-0122965, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being part of the property conveyed to William Houston Ragan and wife, Janet Regg Ragan by Warranty Deed from Robert Regg Sr. and Nettie A. Regg, recorded on June 12, 1947 in Book 14925, Page 27, Register's Office of Davidson County, Tennessee. William H. Ragan Sr. having since died on May 8, 2012.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **403 West Old Hickory Blvd, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 25th day of April, 2013.

The Estate of William Houston Ragan, Sr.

Ashley Dixon, Executrix

By: Ashley Dixon, Executrix

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ashley Dixon, Executrix, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Executrix for the Estate of William Houston Ragan, Sr., and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of William Houston Ragan, Sr.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2013.

NOTARY

MY COMMISSION EXPIRES: 7/14/2013

HUGH D. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON