BILL GARRETT, Davidson County
Trans:T20130076460 DEEDWARR
Recvd: 09/04/13 13:46 2 pgs
Fees:13.00 Taxes:1217.30

20130904-0093203

GEORGETTE R. KENNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

WARRANTY DEED

KW13-0821

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey K. Frey	Franklin Synergy Bank (NAME)	
821 Clematis Drive	3301 Aspen Grove Dr. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin TN 37067	102-14-063.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN RAGSDALE, JR. AND WIFE, KRISTIN L. RAGSDALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARVEY K. FREY AND WIFE, MONICA S. FREY AND DANIEL BOX AND WIFE, BRITTANY BOX, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, Pages 34 and 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Ragsdale, Jr. and Kristin L. Ragsdale by Deed from Ronny D. Garrett and wife, Carol J. Garrett of record in Instrument No. 20050516-0055082, Register's Office for Davidson County, Tennessee, dated May 11, 2005 and recorded on May 16, 2005.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 821 Clematis Drive, Nashville, Tennessee 37205
(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~~ hand(s) this ~~30~~th day of August, 2013.

John Ragsdale, Jr.

Kristin L. Ragsdale

STATE OF Tennessee
COUNTY OF Davidson

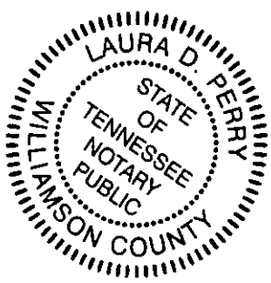
On this the 30th day of August, 2013, before me personally appeared John Ragsdale, Jr. and wife, Kristin L. Ragsdale to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959