WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130078376 DEEDWARR
Recvd: 09/10/13 12:54 2 pgs
Fees: 13.00 Taxes: 1198.80
20130910-0095530

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Swiger	New Owner	026150036.00 & 026150037.00
(NAME) 915 Llagas Road	(NAME) ←	
(ADDRESS) Morgan Hill, CA 95037	(ADDRESS) ← , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **JACQUELINE SUE RAGLAND AS TRUSTEE OF THE R.W. RAGLAND FAMILY TRUST (14.16% INTEREST) and JACQUELINE SUE RAGLAND AS TRUSTEE OF THE R.W. RAGLAND TENNESSEE MARITAL TRUST (85.84% INTEREST)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard R. Swiger,** 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:

Land in Davidson County, Tennessee, being Lots 1 & 2, Northside Addition to Northill Estates as shown of record in Plat Book 3050, page 118, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east boundary line of North Hill Estates Subdivision, Section One, of record in Plat Book 3300, page 18, in the Register's Office for Davidson County, Tennessee, the same being located 300 feet from the southeast margin of Gallatin Pike as widened; thence with the easterly boundary of said North Hill Estates Subdivision, South 51 degrees 08' East, 719.92 feet to a concrete monument at the southeast corner of Lot No. 6 of said subdivision; thence continuing with the boundary of said subdivision, North 45 degrees 21' East, 216.65 feet to a concrete monument in the boundary of said subdivision, and in the westerly line of the land of Randall Phillips; thence with Phillips westerly line North 53 degrees 28' West 724.21 feet to a point which is 300 feet from the southeast margin of Gallatin Pike; thence South 45 degrees 21' West, 186.75 feet to the point of beginning containing 3.34 acres.

BEING the same property conveyed to JACQUELINE SUE RAGLAND AS TRUSTEE OF THE R W. RAGLAND FAMILY TRUST (14.16% INTEREST) and JACQUELINE SUE RAGLAND AS TRUSTEE OF THE R.W. RAGLAND TENNESSEE MARITAL TRUST (85.84% INTEREST) by Quitclaim Deed from JACQUELINE SUE RAGLAND AS TRUSTEE OF THE R W RAGLAND REVOCABLE TRUST DATED APRIL 4, 2007 dated December 22, 2009, of record in Instrument No. 201108090061220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2308 & 2309 Marsha Drive, Madison, TN 37115

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, has 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.

Witness our hands this 30th day of **August, 2013**

Jacqueline Sue Ragland, Trustee of the R.W. Ragland Family Trust

Jacqueline Sue Ragland, Trustee of the R.W. Ragland Tennessee Marital Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Jacqueline Sue Ragland, Trustee of the R.W. Ragland Family Trust and as Trustee of the R.W. Ragland Tennessee Marital Trust**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122