WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

BILL GARRETT, Davidson County
Trans: T20130084739 DEEDWARR
Recvd: 10/01/13 13:11 2 pgs
Fees: 13.00 Taxes: 432.90
20131001-0102910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-1-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Bejarno	Fifth Third Mortgage Company	13613012600
(NAME)	(NAME)	
3105 Goodwin Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Cincinnati, OH 45227	
(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, Charles Ragsdale, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Bejarno and Miguel Bejarno wife and husband, 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 Lot 35, Section 20-A, Edge-O-Lake, as shown on plat of record in Plat Book 5200, Page 183, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Ragsdale, single, by deed of record in Instrument No. 20090713-0065294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles Ragsdale by Carolyn Adcock as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20131001-012909, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3105 Goodwin Drive, Nashville, TN 37217

(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 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.

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1552

Witness my hand this 20th day of September, 2013.

Charles Ragsdale by Carolyn Adcock his attorney in fact

Charles Ragsdale by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of September, 2013 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Charles Ragsdale, and acknowledged that she executed the same as the free act and deed of the said Charles Ragsdale, through Power of Attorney granted her by the said Charles Ragsdale.

Witness my hand and official seal at Franklin, Tennessee this 20th day of September, 2013.

Commission expires:

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public