This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130102964 DEEDWARR
Recvd: 12/09/13 13:16 2 pgs
Fees:13.00 Taxes:1202.50
20131209-0124823

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 25th day of November, 2013

Notary Public

My Commission Expires: 5/3/2016

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Sallie J. Gross Sue M. Marshall 5229 Earhart Road Mt. Juliet, TN 37122	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	098-00-0-071.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Betty J. Ragsdale, a Widow,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sallie J. Gross, a single woman and Sue M. Marshall, a single woman,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, described according to a Boundary Survey for James L. Robinson, et ux by Raymond E. Binkley, dated February 9, 1987, as follows:

Said tract begins at an iron pin in the southerly margin of John Hager Road, said point being the northwest corner of this tract and the northeast corner of the Sybil M. Robinson property of record in Book 6475, Page 586. Register's Office for said County; thence leaving the southerly margin of John Hager Road and running S 2 degrees 01' E 632.0 feet to an iron pin, said point being the southwest corner of this tract; thence S 83 degrees 28' E 298.40 feet to an iron pin in the westerly margin of Earhart Road, said point being the southeast corner of this tract; thence running with a left-hand curve of Earhart Road having a radius of 497.71 feet a distance of 251.19 feet to an iron pin; thence continuing with the westerly margin of Earhart Road N 8 degrees 32' W 408.0 feet to an iron pin at the point where the westerly margin of Earhart Road intersects with the southerly margin of John Hager Road; thence with the southerly margin of John Hager Road N 87 degrees 00' W 284.20 feet to the point of beginning.

Being the same property conveyed to Edgar F. Ragsdale and Betty J. Ragsdale (Edgar has since died) by deed from Roy A. Williams, Sr. and Davia H. Williams, dated November 17, 1992 of record in Book 8788, Page 927, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to the following:

1. Subject to Electrical Permit of record in Book 8862, Page 742, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 5229 Earhart Road, Mt. Juliet, TN 37122

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this ~~22nd~~ 25th day of November, 2013

Betty J. Ragsdale by Melissa Ragsdale-Bloom Her Attorney in Fact

Betty J. Ragsdale by Melissa Ragsdale- Bloom
Her Attorney in Fact

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Melissa Ragsdale-Bloom to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Betty J. Ragsdale of record in Book ~~X~~, Page _____, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Betty J. Ragsdale and who acknowledged the execution of the same to be her free act and deed on behalf of said Betty J. Ragsdale. * 20131209-0124822

Witness my hand at Brentwood, TN, this ~~22nd~~ 25th day of November, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY