BILL GARRETT, Davidson County
Trans:T20140015639 DEEDWARR
Recvd: 03/07/14 09:27 2 pgs
Fees:13.00 Taxes:510.23
20140307-0019255

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $137,900.00

Emily Jones
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me, this 28th day of February, 2014.

Notary Public
My commission expires: 3/24/17

02-1401-48868

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Heather Workman 2762 Riverbend Dr. Nashville TN 37214	New Owner	062-02-0-A-218.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Misty D. Ragland now Ezell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather Workman, hereinafter called the Grantees, their successors 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 No. 341, on the Subdivision Plan of River Trace Estates, Phase I, Section 3, of record in Book 6900, Page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Misty D. Ragland, unmarried by deed from Fox Ridge Homes, Inc., dated September 21, 1995, recorded September 25, 1995, of record in Book 9806, Page 219, Register's Office for Davidson County, Tennessee.

Misty D. Ragland is one and the same as Misty Ragland Ezell.

Adam L. Ezell joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2762 Riverbend Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 hand this 28th day of February, 2014.

Misty Ragland Ezell

Adam L. Ezell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Misty Ragland Ezell and Adam L. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON