BILL GARRETT, Davidson County
Trans: T20140020811 DEEDWARR
Recvd: 03/28/14 09:25 2 pgs
Fees: 13.00 Taxes: 581.27

20140328-0025650

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,100.00

Elaine C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of March, 2014

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Scott Mcquiston and Terilynn Bartlett Mcquiston	Interlinc Mtg Services	09611018000
(NAME) 3220 Lakeland Dr	(NAME) 10613 W. Sam Houston Pkwy., N. #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Houston, TX 77064	
(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, **Elaine Louise (Sanford) Ragan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Scott Mcquiston and Terilynn Bartlett Mcquiston, husband and wife**, 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 No. 109 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, said, Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Regan and wife Elaine S. Regan by deed dated 04/28/1989 from Harold R. Leach and wife, Estelle K. Leach and filed of record in Book 7834, page 699, said Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Elaine Louise (Sanford) Ragan by deed dated 03/09/2001 from Michael Allen Ragan and filed of record in Instrument # 20010419-0038893, 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 3220 Lakeland 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 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 25th day of March, 2014.

Elaine Louise Sanford Ragan

Elaine Louise Sanford-Ragan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Elaine Louise Sanford-Ragan**, 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 25th day of March, 2014.

Notary Public

My commission expires: _____

ROBBIN YEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 6, 2015