THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040626** BILL GARRETT, Davidson County Trans:T20140028460 DEEDWARR Recvd: 04/25/14 14:07 2 pgs Fees:13.00 Taxes:856.55 20140425-0035091	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $231,500.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Anne Bergeson 3619 Nebraska Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-305.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark S. Ragland and wife, Elizabeth Boyle Ragland** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne Bergeson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lot No. 164 on the plan of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake on the South side of Nebraska Avenue, said point being the Northeast corner of Lot No. 164; thence, Southerly along the line between Lots No. 164 and 197 on said plan a distance of 105 feet to a stake on said line; thence Westerly along the line between Lots 164 and 163 a distance of 54 feet 6 inches to a stake; thence Northerly 88 feet to a stake on the South side of Nebraska Avenue; thence Easterly 50 feet to the beginning.

Being the same property conveyed to Mark S. Ragland and wife, Elizabeth Boyle Ragland by Warranty Deed from Michael Edward Corley and wife, Kathy E. Corley, recorded on the 1st day of December, 1995 in Deed Book 9875, Page 398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 8808, Page 823.

This is improved property located at 3619 Nebraska Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2014.

Mark S. Ragland

Elizabeth Boyle Ragland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark S. Ragland and Elizabeth Boyle Ragland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014