BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:58 2 pgs
Fees:13.00 Taxes:813.63
20140625-0055427

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

JESSICA KIMBRO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of June, 2014.

Notary Public
My commission expires: 12-23-14

05-1405-66253

Address of New Owner:	Send Tax Bills to:	Tax Information
William Jeffrey Bruce 332 Moncrief Ave. Goodlettsville, TN 37072	NEW OWNER	018-00-0-164.00

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, Joe Ragland, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Jeffrey Bruce and Rebecca Lynn Bruce, husband and wife, 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. 2, on the Plan of Plan of Jarrett Property, of record in Book 8250, Page 671, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a sewer tap easement of record in Instrument No. 20120605-0048961, said Register's Office.

Being part of the same property conveyed to Robert C. Jarrett and wife, Ronda L. Jarrett by deed from Estate of Cecil D. Burton and Margaret Ann Burton Darnell, dated August 2, 1993, recorded August 13, 1993, of record in Book 9047, Page 222, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ronda L. Jarrett by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated June 4, 2012, recorded June 5, 2012, of record in Instrument No. 20120605-0048960, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Wayne Hinkle and wife, Joycelyn L. Hinkle by deed from Ronda L. Jarrett n/k/a Ronald L. Jarrett Hardcastle, a married woman, dated July 31, 2012, recorded August 23, 2012, of record in Instrument No, 2120823-0075978, Register's Office for Davidson County, Tennessee. The said John Wayne Hinkle having since died August 25, 2013, leaving Joycelyn L. Hinkle as sole surviving tenant by the entirety.

Further being the same property conveyed to Joe Ragland, unmarried by deed from Joycelyn L. Hinkle, unmarried, dated October 25, 2013, recorded October 28, 2013, of record in Instrument No. 20131028-0111686, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of grantor nor grantor's spouse, or any dependant.

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 332 Moncrief Avenue, Goodlettsville, TN 37072

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 24th day of June, 2014.

X _____
Joe Ragland

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 24th day of June, 2014.

X _____
Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY