WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Merritt	BancorpSouth Bank	
(NAME)	(NAME)	53-9B-21CO
1605 Cumberland Station	P. O. Box 3356	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES J. RAGSDALE AND WIFE, CLAIRE B. RAGSDALE, A/KA CLAIRE BENET RAGSDALE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. MERRITT, MARRIED,** 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. 221 on the plan of Section One, Cumberland Station of Wilson Camp, as of record in Instrument No. 20011009-0109759, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles J. Ragsdale and wife, Claire B. Ragsdale by Deed from Mansoor Tavakoli Dehaghi and wife, Azita Tavakoli Degaghi dated December 29, 2008 of record in Instrument No. 20090102-0000179, said Register's Office. Claire B. Ragsdale is also known as Claire Benet Ragsdale.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20011009-0109759, said Register's Office; and (c) restrictive covenants of record in Book 10585, page 496, Instrument No. 2001015-0112096, Instrument No. 20020722-0087864, Instrument No. 20020919-0114055, Instrument No. 20031030-0159799, Instrument No. 20041115-0136853, Instrument No. 20060213-0017249 and Instrument No. 20061024-0131768, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1605 Cumberland Station, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20140047755 DEEDWARR
Recvd: 07/03/14 13:22 2 pgs
Fees:13.00 Taxes:610.50

20140703-0058961

Witness our hands this 27th day of June, 2014.

Charles J. Ragsdale

Claire Benet Ragsdale by Stephanie
Claire Benet Ragsdale, By: Stephanie C. Hatchett,
Attorney in Fact C. Hatchett, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Ragsdale, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2014.

Commission expires: 3-01-16

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of June, 2014, before me personally appeared Stephanie C. Hatchett, to me known to be the person who executed the foregoing instrument on behalf of Claire Benet Ragsdale and acknowledged that she executed the same as the free act and deed of Claire Benet Ragsdale.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2014.

Commission expires: 3-01-16

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public