BILL GARRETT, Davidson County
Trans:T20140048473 DEEDWARR
Recvd: 07/08/14 09:46 2 pgs
Fees:13.00 Taxes:1554.00
20140708-0059858

	STATE OF TENNESSEE **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $420,000.00 Affiant Subscribed and sworn to before me, this 27th day of June, 2014 Notary Public My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edmund Landry and Kathryn Landry	**New Owner**	**142-16-0A-069.00-CO**
1304 Falkirk Court		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

D. Nicholas Ragsdale and spouse, Jennifer M. Ragsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edmund Landry and Kathryn Landry, 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. 69 on the Plan of Plat of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 85.29 feet on the Northeasterly margin of Falkirk Court and extends back 136.22 feet between parallel lines to a dead line in the rear. Being the same property conveyed to D. Nicholas Ragsdale and spouse, Jennifer M. Ragsdale by deed from Alexander Frederick Vincent, Jr. and Anne Alexander Vincent, as joint tenants with right of survivorship of record in Instrument No. 20000404-0033498 Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 04, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees

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.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as made applicable to Phase II in Book 6541, Page 542 and amended in Book 6967, Page 156, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Devon Park Homeowner's Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.

By-Laws of Devon Park Homeowner's Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6145, Page 252 and Book 6503, Page 144, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 8809, Page 232, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20000404-0033498 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1304 Falkirk Court, Nashville, TN 37221.

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 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. Witness my/our hand(s) this 27th day of June, 2014.

D. Nicholas Ragsdale

Jennifer M. Ragsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, D. Nicholas Ragsdale and Jennifer M. Ragsdale, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314069CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027