BILL GARRETT, Davidson County
Trans:T20140062979 DEEDWARR
Recvd: 08/25/14 15:40 3 pgs
Fees:18.00 Taxes:2294.00
20140825-0077493

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $620,000.00. Hudson B. Ragan Affiant Subscribed and sworn to before me, this 22nd day of August, 2014. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows: Hudson B. Ragan 410 Prestwick Court Nashville, TN 37205	Send Tax Bills To: PINNACLE BANK 150 3rd Ave S Ste 900 NASHVILLE, TN 37201	Map-Parcel Number: 104140H05800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ELLEN RAGAN, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HUDSON B. RAGAN, MARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ellen Ragan, unmarried, by deed dated October 8, 1999, from Clements-Bartosh Interests, L.L.C., a Tennessee limited liability company, of record in Book 11702, page 885, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 7900, page 969, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 259, Book 9567, page 185 as amended at Book 8830, page 249 and Book 9778, page 27, Register's Office for said County.

4. By-Laws of Prestwick, of record in Book 9567, page 294, as amended in Instrument No. 20000509-0047159 and Instrument No. 20020723-0088620, Register's Office for Davidson County, Tennessee.

5. Deed of Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: **410 Prestwick Court, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and

Grantor covenants with the said Grantee that she is 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22nd day of August, 2014.

Mary Ellen Ragan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ELLEN RAGAN, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of August, 2014.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015