THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 14061115**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26 day of September, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2015

QUITCLAIM DEED

Address New Owner: Mark S. Ragland and Elizabeth A. Ragland 3817 Moss Rose Drive Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 07306000300

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Betsy Ragland and Mark Ragland, wife and husband** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Mark S. Ragland and Elizabeth A. Ragland, husband and wife** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, RIVERWOOD TERRACE, SECOND ADDITION, as shown on plat of record in Plat Book 2083, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betsy Ragland and Mark Ragland, Wife and husband by Warranty Deed from Joe H. Cruz and wife, Judith A. Cruz, recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112767, in the Register's Office of Davidson County, Tennessee.

Mark Ragland and Mark S. Ragland being one and the same person.

Betsy Ragland and Elizabeth A. Ragland being one and the same person.

BILL GARRETT, Davidson County
Trans:T20140073008 DEEDQC
Recvd: 09/29/14 14:29 2 pgs
Fees:12.00 Taxes:0.00
20140929-0089574

This is improved property known as 3817 Moss Rose Drive Nashville, TN 37216.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2014 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number 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 22 day of September, 2014.

Betsy Ragland

Mark Ragland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betsy Ragland and Mark 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 22 day of September 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017