WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William A. Perry	**SAME AS NEW OWNER**	052010028.00
(NAME)	(NAME)	
222 Diane Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Ray Ragsdale, Joan C. Ragsdale Chappell and Jo Katherine Ragsdale Forsythe, Heirs at Law of Frances Rose Ragsdale, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Perry, an unmarried man , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Map of Madison Realty Company's Subdivision of Madison, Tennessee, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Ragsdale and wife, Frances R. Ragsdale by Warranty Deed from Alfred E. Young and wife, Margaret D. Young which deed is dated August 2, 1967 and recorded in Book 4158, Page 307, Register's Office for Davidson County, Tennessee. The said William L. Ragsdale, aka William Lafayette Ragsdale having since died January 25, 1987 and the said Frances Rose Ragsdale having since died on February 28, 2014. Further, being the same property devised to Billy Ray Ragsdale, Robert H. Ragsdale, Joan C. Ragsdale Chappell and Jo Katherine Ragsdale Forsythe by the Last Will and Testament and Codicil No. 1 thereto of Frances Rose Ragsdale, deceased. Said Will and Codicil were admitted to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 14:1655 for purposes of establishing Muniment of Title. Said Order for Probate of Will for Muniment of Title is recorded as Instrument No.. 20141023-0097855, said Register's Office. The said Robert H. Ragsdale having since died August 11, 2003.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MADISON REALTY COMPANY'S SUBDIVISION OF MADISON, TENNESSEE OF RECORD IN BOOK 547, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20140091883 DEEDWARR
Recvd: 12/09/14 09:21 2 pgs
Fees:13.00 Taxes:222.00
20141209-0112514

unimproved ☐

This is improved ☑ property, known as 129 Harrington Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2014-0260
GRE TN Warranty Deed

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 we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 8th day of December, 2014.

Joan C. Ragsdale Chappell, Heir at Law of Frances Rose Ragsdale, deceased

Billy Ray Ragsdale, Heir at Law of Frances Rose Ragsdale, deceased

Jo Katherine Ragsdale Forsythe, Heir at Law of Frances Rose Ragsdale, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joan C. Ragsdale Chappell, Billy Ray Ragsdale, and Jo Katherine Ragsdale Forsythe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115