WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096606 DEEDWARR
Recvd: 12/26/14 15:49 2 pgs
Fees:13.00 Taxes:516.15
20141226-0118108

Y-BR-14-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jinjin Lin	new owner	
(NAME)	(NAME)	**042-16-0-130.00**
409 Linda Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ASHLEY DIXON HANNAH AND WILLIAM HUNTER DIXON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JINJIN LIN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 29 on the Plan of Blair Heights, Section 6 of record in Plat Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee, as revised and corrected by a Surveyor's Certificate, of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot 29 fronts 155.16 feet on the southerly side of Linda Lane and runs back between lines 170 feet on the west line and 251.13 feet on the east line to a dead line in the rear on which is measures 166.79 feet.

Being the same property conveyed to William Houston Ragan, Sr. and wife, Janet R. Ragan by deed from Osia L. Read, an unmarried woman of record in Instrument No. 20090918-0087294, Register's Office for Davidson County, Tennessee, recorded on September 18, 2009.

Janet R. Ragan predeceased William H. Ragan, Sr. on November 9, 2011. William H. Ragan, Sr. subsequently died on May 8, 2012, devising his entire estate to William Houston Ragan, Jr. and Lenora Ragan Smith by Will duly admitted to probate in the Seventh Circuit Court of Davidson County Clerk's Office (Probate Division) on September 13, 2012 under Docket No. 12P-773.

Lenora Ragan Smith subsequently died on September 26, 2012, devising any interest in real property that she may have owned to Ashley Elizabeth Dixon and William Hunter Dixon by Will duly admitted to probate in the Seventh Circuit Court of Davidson County Clerk's Office (Probate Division) on May 2, 2013 under Docket Number 13P-774, Ashley Elizabeth Dixon and Ashley Dixon Hannah are one and the same person.

Being the same property conveyed to William Houston Ragan, Jr. by deed from the Estate of William H. Ragan, Sr. of record in Instrument No. 20121120-0107010, Register's Office for Davidson County, Tennessee, recorded on November 20, 2012.

Being the same property conveyed to William Houston Ragan, Jr. by Quitclaim deed from Ashley Dixon Hannah and William Hunter Dixon of record in Instrument No. 20140523-0044709 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 23, 2014.

William Houston Ragan, Jr. subsequently died intestate on July 10, 2014 leaving Ashley Dixon Hannah and William Hunter Dixon as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20141226-0118107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2015.
- Plan of record in Plat Book 2331, Page 98, as revised and corrected by Surveyor's Certificate of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Linda Lane , Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 15th DAY OF DECEMBER, 2014.

Ashley Dixon Hannah

William Hunter Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DIXON HANNAH AND WILLIAM HUNTER DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212