BILL GARRETT, Davidson County
Trans:T20150000522 DEEDWARR
Recvd: 01/05/15 10:06 2 pgs
Fees:13.00 Taxes:666.00
20150105-0000637

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 180,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MIW HOLDINGS BUSINESS TRUST	**NEW OWNER**	**08311012300**
520 Ultimo Ave	520 Ultimo Ave	
Long Beach, CA 90814	Long Beach, CA 90814	

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,

THANH X. RAGAN and husband, ANTHONY D. RAGAN

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

MIW HOLDINGS BUSINESS TRUST

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. 111 ON THE MAP OF EASTLAND ACRES SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 2133, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 111 BEGINS AT A POINT IN THE SOUTHERLY MARGIN OF BARCLAY DRIVE, THE COMMON FRONT CORNER OF LOTS NOS. 110 AND 111; THENCE SOUTHERLY 207.6 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 110, 111 AND 112; THENCE EASTERLY 168 FEET TO A POINT IN THE WESTERLY MARGIN OF NEWHALL ROAD, THE COMMON FRONT CORNER OF LOTS NOS. 111 AND 112; THENCE NORTHERLY 182 FEET ALONG SAID ROAD TO A POINT, THE BEGINNING OF A CURVE; THENCE 39.3 FEET AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET, TO A POINT IN THE SOUTHERLY MARGIN OF BARCLAY DRIVE; THENCE WESTERLY 143 FEET ALONG SAID DRIVE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THANH X. RAGAN AND HUSBAND, ANTHONY D. RAGAN, BY WARRANTY DEED FROM CRYSTAL YVONNE SANFORD, AN UNMARRIED WOMAN, DATED 02/26/2008 AND RECORDED ON 03/03/2008 IN INSTRUMENT NUMBER 20080303-0020838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2308 BARCLAY DR, NASHVILLE, TN 37206.

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, their heirs and assigns forever; and we do covenant with 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 in 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 29th day of December, 2014.

THANH X. RAGAN

ANTHONY D. RAGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THANH X. RAGAN and ANTHONY D. RAGAN, the within named Grantor(s), 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, at office, this 29th day of December, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY