BILL GARRETT, Davidson County
Trans:T20150000546 DEEDWARR
Recvd: 01/05/15 10:26 2 pgs
Fees:13.00 Taxes:1143.30
20150105-0000676

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 309,000.00

Affiant

Subscribed and sworn to before me, this ~~20th~~ day of ~~November~~ December, 2014.

Notary Public

My commission expires: SEP 2 0 2018

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:
STEVEN MATTHEW RAGAN **ALLISON RAGAN**	**PINNACLE BANK**	**14612000300**
5008 TROUSDALE DR	**150 3RD AVENUE SOUTH, SUITE 900**	
NASHVILLE, TN 37220	**NASHVILLE, TN 37201**	

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,

AMANDA DEAN, AS TRUSTEE FOR THE 5008 TROUSDALE DRIVE TRUST

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

STEVEN MATTHEW RAGAN AND WIFE ALLISON BLACKWELL RAGAN

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:

Being Lot No. 238 on the plan of Section Three, Crieve Hall Estates, of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO AMANDA DEAN, AS TRUSTEE FOR THE 5008 TROUSDALE DRIVE TRUST, BY WARRANTY DEED FROM JOSEPH C. MCADAMS AND WILLIAM W. MCADAMS, DATED 07/24/2014 AND RECORDED ON 07/28/2014 IN INSTRUMENT NUMBER 20140728-0067032, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JOSEPH C. MCADAMS AND WILLIAM W. MCADAMS, BY WARRANTY DEED FROM BILLY RAY POPE AND WIFE, MARY ANN POPE, DATED 08/22/1997 AND RECORDED ON 08/28/1997 IN BOOK 10584, PAGE 833, SAID REGISTER'S OFFICE.THE SAID ANDY MALONEY HAVING SINCE RESIGNED ON JULY 28, 2014 AND BY A UNANIMOUS VOTE, AMANDA DEAN IS NOW THE NEW APPOINTED TRUSTEE FOR THE 5008 TROUSDALE DRIVE TRUST.

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 5008 TROUSDALE DR, NASHVILLE, TN 37220.

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 20th day of November, 2014.

THE 5008 TROUSDALE DRIVE TRUST
BY: AMANDA DEAN
ITS: TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **AMANDA DEAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of THE 5008 TROUSDALE DRIVE TRUST and that he is authorized by THE 5008 TROUSDALE DRIVE TRUST to execute this instrument on its behalf.
Witness my hand, at office, this 20th day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

Denese Legleza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County