BILL GARRETT, Davidson County
Trans:T20150039111 DEEDWARR
Recvd: 05/20/15 09:15 2 pgs
Fees:13.00 Taxes:536.50
20150520-0046388

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Antoine J. Ragland
1113 Shallowbrook Trail, South
Antioch, TN 37013

SEND TAX BILL TO:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Ste. 400
San Ramon, CA 94583

MAP/PARCEL 175-06-0A-039.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Akamard D. Chansuthus and wife, Heather L. Chansuthus,** has this day bargained and sold, and does hereby transfer and convey unto **Antoine J. Ragland, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat Section One, The Preserve at Old Hickory "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060824-0104545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Akamard D. Chansuthus and Heather L. Chansuthus, husband and wife by Warranty deed from OLE South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20080204-0011710 Register's Office for Davidson County, Tennessee, dated January 31, 2008 and recorded on February 04, 2008.

This is improved property known as: **1113 Shallowbrook Trail, South, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060824-0104545, and

restrictions in Instrument No. 20060824-0104548 and instrument No. 20061208-0152023, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of May, 2015.

Akamard D. Chansuthus

Heather L. Chansuthus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Akamard D. Chansuthus and Heather L. Chansuthus,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2015.

NOTARY PUBLIC

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-17-2015

My Commission Expires: _____

File No: 158359