(M)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,133,000.00**

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150040698 DEEDWARR
Recvd: 05/26/15 15:13 2 pgs
Fees:13.00 Taxes:4192.10
20150526-0048286

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Ragsdale	NEW OWNER	102-00-0
(NAME)	(NAME)	(MAP)
1707 Grand Avenue		012.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James D. Meadows and Mark Steve Meadows**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ray Ragsdale**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING part of Lot No. 3 and a small part of Lot No. 2 in the Subdivision of the S. T. Davidson Tract as of record in Plat Book 2, Page 166, of the Chancery Court of Davidson County, Tennessee, described as follows: BEGINNING in the center of the River Road and running thence N 11 3/4° E 400 ft. to a stone; thence N 50° E 100 Ft. to a box elder; thence N 76-1/2° W 840 ft. to a stone and pointers in Plumblee's line; thence with Plumblee's line S 2 3/4° W 721 ft. to the center of River Road; thence in the center of River Road N 84 1/2° E 700 ft. to the BEGINNING, containing 10.06 acres, according to a survey made by Erle Drake, County Surveyor, November 16, 1918.

There is INCLUDED in the foregoing description but EXCLUDED from this conveyance two tracts or parcels of land previously conveyed, bounded and described as follows:

TRACT 1: BEGINNING at a point in the middle of River Road and running thence N 15-00 E 538 ft. to a stake; the N boundary line of Lillie Ann Sanders Porch, and thence with the N boundary line S 75° 30' E 224.5 ft. to a box elder, the NE corner of the Lillie Ann Sanders Porch lands, and thence with the E boundary line of the Lillie Ann Sanders Porch lands S 52° W 103.4 ft. to a stake and thence S 14° 15' W 400 ft. to the center of the River Road, and thence with the River Road S 86.30 W, 173.5 ft. to the BEGINNING, containing by survey 2 acres.

TRACT 2: BEING part of Lot No. 3 on the Plan of the Subdivision S. T. Davidson Tract, as of record in Plan Book 2, Page 166, Chancery Court of Nashville, described according to a survey made by George T. Watkins, surveyor, October 29, 1953, as follows: BEGINNING at a point in the center of River Road at the SW corner of the property conveyed to Bert L. Tarkington and wife, by Deed from Mrs. Lillie Ann Sanders Porch, of record in Book 1494, Page 27, RODC, TN; thence with the western boundary line of said Tarkington property, N 13° E 539 ft. to the southern boundary line of the property conveyed to Jordan; thence with Jordan's southern boundary line, N 76° 30' W 115 ft. to an iron pin; thence S 13° W 578 ft. to the center of said River Road; thence with the center of said road N 84° 30' E 122 ft. to the BEGINNING, containing 1.5 acres, more or less.

Being the same property conveyed to James D. Meadows and Mark Steve Meadows by Warranty Deed from S. P. Lowry and Louise G. Lynch of record in Book 6567, Page 773, Register's Office for Davidson County, Tennessee, dated May 28, 1985, and recorded on May 29, 1985.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 5724 River Road, Nashville, Tennessee 37209

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 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 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 22nd day of May, 2015.

James D. Meadows by Sharon Kay Story, Attorney in Fact
James D. Meadows
By Sharon Kay Story, Attorney in Fact

Mark Steve Meadows by Jennifer Meadows, Attorney in Fact
Mark Steve Meadows
By Jennifer Meadows, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Kay Story, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James D. Meadows and that she is authorized by James D. Meadows to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 22nd day of May, 2015.

Notary Public

My Commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Meadows, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mark Steve Meadows and that she is authorized by Mark Steve Meadows to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 22nd day of May, 2015.

Notary Public

My Commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN