KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE 19705
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Toni Parsley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2015.
Kimbra R. Roush
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Robert M. Ditzig	Send Tax Bills To: New Owner
(Name) 1921 Welsenboro Circle	(Name)
(Street Address or Route Number) Hermitage, TN 37076	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08608010500

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 ACKNOWLEDGED, I/WE, Joan Ragno, a widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Ditzig and Sandy Ditzig, husband and wife, 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. 351 on the Plan of Phase I, Camden Woods, of record in Book 6900, page 697 and 698, register's Office for said County.

Said Lot No. 351 fronts 50.36 feet on the westerly margin of Wel4ensboro Circle and extends back 208.60 feet on the northerly line and 129.22 feet on the southerly line to a dead line in the rear, measuring 130.22 feet thereon.

BEING the same property conveyed to Franklin Ragno and wife, Joan Ragno by Warranty Deed from Randall Phillips Builders, Inc., dated December 29, 1989, and filed in Book 8016, p0age 270, said Register's Office. The said Franklin Ragno (aka Franklin Dominick Ragno) having died on December 10, 2012, and title now being vested in Joan Ragno as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1921 Welsenboro Circle, Hermitage, TN 37076.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 17th day of July, 2015.

Seller Joan Ragno by: Toni Parsley, Atty. in fact
Joan Ragno
by: Toni Parsley, Attorney in fact

BILL GARRETT, Davidson County
Trans:T20150060134 DEEDWARR
Recvd: 07/23/15 10:45 2 pgs
Fees:13.00 Taxes:573.50
20150723-0072257

File No. 19705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Toni Parsley**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Joan Rango** and acknowledged that she executed the same as the free act and deed of the said **Joan Rango**, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **Joan Rango**.

Witness my hand and official seal this 17th day of July, 2015

Kimbra R. Roush
Notary Public

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

Return to:
RUDY TITLE
AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212