THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32526-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2015. Notary Public My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMS DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua Ragland 242 Summit Ridge Dr. Nashville, TN 37215	**Send Tax Bills To:** F & M Bank 50 Franklin St. Clarksville TN 37040	**Tax Information:** Map and Parcel No.: 131 05 0 B 242 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Smith, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Ragland, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 242 Summit Ridge Dr., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20150060990 DEEDWARR
Recvd: 07/24/15 15:45 3 pgs
Fees:18.00 Taxes:481.00
20150724-0073156

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2015.

Paul Smith by Gerald G. Patterson, Atty-In-Fact

Paul Smith
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Paul Smith, and is authorized by the said Paul Smith to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of July, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 242, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Smith by deed dated September 12, 2005 from Benjamin Paul and wife, Kendra Koneman Paul, of record in Instrument No. 20050922-0113902, Register's Office for Davidson County, Tennessee. Paul Smith, Paul G. Smith and Paul Gregory Smith are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and Assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
6. Easement for ingress & egress of record in Book 6869, page 157, consent in Book 6869, page 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
7. Easement for ingress & egress of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
8. Easement for utility lines of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
11. Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.