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. 32555-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $504,900.00. Affiant Subscribed and sworn to before me this 24th day of July, 2015. Notary Public My Commission Expires:

GEORGE E. MUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Taylor R. Ragan, Jennings H. Ragan 532 West Hillwood Dr. Nashville, TN 37205	**Send Tax Bills To:** PEOPLES HOME EQUITY 5205 MARYLAND WAY, SUITE 100 BRENTWOOD, TN 37027	**Tax Information:** Map and Parcel No.: 102 16 0 002 00

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, **Michael L. Viars and wife, Kristin M. Viars**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor R. Ragan and Jennings H. Ragan, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Daivdson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 532 West Hillwood Dr., Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans: T20150061899 DEEDWARR
Recvd: 07/28/15 15:35 3 pgs
Fees: 18.00 Taxes: 1868.13
20150728-0074293

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of July, 2015.

Michael L. Viars

Kristin M. Viars

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Viars and Kristin M. Viars**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182-A on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Viars and wife, Kristin M. Viars, by deed dated June 1, 2010 from Andrew W. Ward and wife, Charlotte J. Ward, of record in Instrument No. 20100607-0044127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
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. All matters appearing on the Plan of record as Plat Book 2331, page 28, Register's Office for Daivdson County, Tennessee.