WARRANTY DEED

R&R to: Box 310

BILL GARRETT, Davidson County
Trans: T20150090544 DEEDWARR
Recvd: 10/23/15 13:56 2 pgs
Fees: 13.00 Taxes: 554.56

20151023-0108151

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,882.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 9.12.17

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yvonne Taylor	Movement Mortgage	128150B31000CO
(NAME)	(NAME)	
310 Post Creek Road	P.O. Box 10610	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerry Ragsdale, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yvonne Taylor and Latina Davis-Taylor, married to each other,** 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:

Being Unit No. 310 as shown on the Plan of Post House- Bellevue Condominium, Phase II, of record in the Corrected Second Amendment to Master Deed for Post-House-Bellevue Condominiums (Annexation of Phase III) of record in Plat Book 6846, Page 811, amending Master Deed in Book 6838, Page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Ragsdale, unmarried by Warranty Deed from Estate of Maria Pacheco recorded on October 17, 2002 of record in Instrument No. 20021017-0127660, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 310 Post Creek Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 20th day of October, 2015.

Jerry Ragsdale by: John Aquirre, his attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named John Aquirre, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Ragsdale and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Jerry Ragsdale.

WITNESS my hand and seal this 20th day of October, 2015.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10759

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY