THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095497** BILL GARRETT, Davidson County Trans:T20150097289 DEEDWARR Recvd: 11/16/15 13:45 2 pgs Fees:13.00 Taxes:5550.00 20151116-0116138	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2015. Notary Public My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Richard E. Ragsdale 124 TAGGART AVE Nashville TN 37205-4427	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13005007600

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, **Scott Patrick Burns, Trustee of the Scott Patrick Burns Revocable Trust dated January 29, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Elliot Ragsdale, Trustee of the Richard Elliot Ragsdale Revocable Trust dated December 17, 2008**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11, BLOCK G, PLAN OF SECOND REVISED PLAN OF THE HIGHLANDS OF BELLEMEADE NO. 2, as shown on plat of record in Plat Book 1130, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Crestview Properties, LLC, a Tennessee Limited Liability Company to Scott P. Burns, married, as recorded on the 22nd day of October, 2009 in Instrument No. 20091022-0097751 and Affidavit of Peter Weiss, Attorney recorded in Instrument No. 20111004-0076905; Quitclaim Deed from Scott P. Burns, married to Scott Patrick Burns, Trustee of the Scott Patrick Burns Revocable Trust, as recorded on the 22nd day of October, 2009 in Instrument No. 20091022-0097880 and Affidavit of Peter Weiss, Attorney recorded in Instrument No. 20111004-0076906; Quit Claim Deed from Scott Patrick Burns, Trustee of the Scott Patrick Burns Revocable Trust to Scott Patrick Burns and Meredith L. Burns, as recorded on the 26th day of November, 2012 in Instrument No. 20121126-0107972 and Quit Claim Deed from Scott Patrick Burns and Meredith L. Burns to Scott Patrick Burns Revocable Trust, as recorded on the 15th day of February, 2013 in Instrument No. 20130215-0015527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECOND REVISED PLAN OF THE HIGHLANDS OF BELLEMEADE NO. 2, as recorded in Plat Book 1130, Page(s) 72.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 124 TAGGART AVE Nashville TN 37205-4427

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2015.

Scott Patrick Burns Revocable Trust dated January 29, 2009

By: _____
Scott Patrick Burns, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Patrick Burns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Scott Patrick Burns Revocable Trust, dated January 29, 2009 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of November 2015.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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Notary Public