WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097298 DEEDWARR
Recvd: 11/16/15 13:58 2 pgs
Fees:13.00 Taxes:8510.00
20151116-0116146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Scott Burns and Meredith Burns	New owner	
(NAME)	(NAME)	130-04-0 016-00
4301 Esteswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICHARD ELLIOT RAGSDALE, TRUSTEE OF THE RICHARD ELLIOT RAGSDALE REVOCABLE TRUST UAD DECEMBER 17, 2008**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT BURNS AND MEREDITH BURNS, 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:

Being a parcel of land shown on Plan of Esteswood Estates, in Book 1835, page 101, Register's Office for said County, but not a part thereof, lying on the west side of Esteswood Lane, North of Lot 13 of Esteswood Plan of record in Book 1835, page 101, said Register's Office, and described as follows:

Beginning at a concrete monument in the westerly margin of Esteswood Lane, at the northeast corner of Lot 13 on said Esteswood Estates; thence with the north line of said Lot 13, North 87 degrees, 30' West 253.61 feet; thence North 2 degrees 23' East 175 feet to a point; thence South 87 degrees 30' East 254 feet to the westerly margin of Esteswood Lane, thence with the westerly margin of Esteswood Lane, South 2 degrees 30' West 175 feet to the beginning.

Being the same property conveyed to Richard E. Ragsdale, Trustee of the Richard Elliot Ragsdale Revocable Trust UAG Dated December 17, 2008 by Quitclaim Deed dated April 21, 2011, from Richard E. Ragsdale (a/k/a Richard Elliot Ragsdale) of record in Instrument No. 20110518-0038080 Register's Office for Davidson County, Tennessee, dated.

This conveyance is subject to 2015 real property taxes; all matters appearing on the plan of record in Plat Book 1835, Page 10, said Register's Office; Easement for chain link fence of record in Book 7126, Page 217, in the Register's Office for Davidson County, Tennessee; and Restrictive Covenant for Detached Structure of record in Instrument Number 20070202-0013868, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 4301 Esteswood Drive, Nashville, TN 37215
(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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of November, 2015.

GRANTOR:

Richard Elliot Ragsdale, TTE

Richard Elliot Ragsdale, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Richard Elliot Ragsdale, 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 Trustee of Richard Elliot Ragsdale Revocable Trust dated December 17, 2008, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 12th day of November, 2015.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

NOTARY PUBLIC

My Commission Expires _____