WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/16 15:45 3 pgs
Fees:18.00 Taxes:740.00
20160222-0016911

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES 2/3/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Stacey Satchell	New Owner	
(NAME)	(NAME)	
2310 Whipple Place		095-07-0-064.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry R. Ragan and Wife, Cindy A. Ragan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stacey Satchell, an unmarried woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Merry Oaks, a plan of which is of Record in Book 1835, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Said Lot No. 204 fronts 91 feet on the north side of Whipple Place, and runs back 246.3 feet on the west line and 246 feet on the east line, to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to Jerry R. Ragan and wife, Cindy A. Ragan by Warranty Deed from LaDonna Meuchel, unmarried dated 06/28/2001, recorded 07/02/2001 of record in Instrument No. 20010702-0069753, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of Record in Book 1835, Page 68, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 416, Page 145, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 1846, Page 109, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 1855, Page 377, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 1876, Page 264, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2310 Whipple Place, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 19th day of January, 2016.

Jerry R. Ragan

Cindy A. Ragan

State of Tennessee
County of Wilson

Personally appeared before me Jerry R. Ragan and Cindy A. Ragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2016.

Notary Public

My Commission Expires: 5/13/2016

KIMIE PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 03/03/2019