BILL GARRETT, Davidson County
Trans:T20160025346 DEEDWARR
Recvd: 03/29/16 15:18 2 pgs
Fees:13.00 Taxes:714.10
20160329-0029633

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2016.

Carmen Coats
Notary Public
My commission expires:

06-1602-76331

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melinda Ragusa	Renasant Bank	136-07-0-177.00
3649 Wood Bridge Drive	2001 Park Place North 150	
Nashville TN 37217	Birmingham, AL 35203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Kerry Gammon, Jr. unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melinda Ragusa and Sean Ragusa, husband and wife**, hereinafter called the Grantees, their successors and 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. 392, on the Plan of Section Six, Priest Lake Park, of record in Book 5050, Pages 21 and 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Kerry Gammon, Jr. and wife, Angela Kay Gammon by deed from Mark A. Summersett and wife, Loree D. Summersett, dated April 23, 2007, recorded May 17, 2007, of record in Instrument No. 20070517-0058888, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Kerry Gammon, Jr. by Quitclaim Deed from Angela Kay Gammon, dated March 18, 2014, recorded April 7, 2014, of record in Instrument No. 20140407-0029028, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed in Docket No. 13D-2806, Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3649 Wood Bridge Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of March, 2016.

James Kerry Gammon, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Kerry Gammon, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of March, 2016.

Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires: