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Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160034260 DEEDWARR
Recvd: 04/26/16 11:38 2 pgs
Fees:13.00 Taxes:784.40
20160426-0040505

**This document prepared by (and after recording return to):**
**Name:** **William Davis, Attorney, P.C.**
**Address:** **219 Ward Circle, Ste 5**
**City, State, Zip:** **Brentwood, TN, 37027**
**Phone:** **615-369-0039**

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christy Ann Burch,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Carmen Maria Ragland and Herbert Dalton Ragland, wife and husband,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being part of that certain 21 acre tract which was conveyed to Gary E. Henderson and wife, et al., by deed from James E. Green, Jr. and wife, recorded in Book 6773, page 658, Register's Office for Davidson County, described as follows:

Beginning at an iron pin in the northerly margin of Ridge Road at [a] the southwest corner of said 21 acre tract and [b] the southeast corner of the Gloria H. Boyles property (6954-451); thence with the northerly margin of Ridge Road: (a) south 55 degrees 23 minutes 29 seconds east 3.41 feet, (b) eastwardly along a curve to the left, having a radius of 562.26 feet and a delta angle of 61 degrees 03 minutes 29 seconds, 599.18 feet and (c) north 63 degrees 33 minutes 02 seconds east 15.00 feet to an iron pin; thence leaving the northerly margin of Ridge Road, north 07 degrees 54 minutes 26 seconds west 628.81 feet to an iron pin and south 74 degrees 41 minutes 26 seconds west 406.50 feet to an iron pin at (a) a break in the westerly lines of said 21 acre tract and (b) a break in the easterly line of said Boyles property; thence with the westerly line of said 21 acre tract and an easterly line of said Boyles property, south 12 degrees 38 minutes 13 seconds west 491.74 feet to the point of beginning, containing 6.93 acres, more or less.

Being the same property conveyed to Christy Ann Burch by Quitclaim Deed from Sue Chester Kestner and James W. Kestner, her husband, dated 04/19/2006 and filed for record on 04/26/2006 in Instrument Number 20060426-0047511, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Christy Ann Burch by Quitclaim Deed from Steven Douglas Burch, dated and filed for record on April 26, 2016 in Instrument Number 20160426-0040504 Register's Office for Davidson County, Tennessee.

This is property also known as 5236 Ridge Road, Joelton, Tennessee, 37080.
Map and Parcel No. 028-156.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

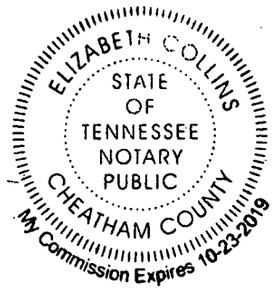
WITNESS Grantor's hand this the 22 day of April, 2016.

Christy Ann Burch -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Ann Burch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of April, 2016.




Elizabeth Collins
NOTARY PUBLIC

My Commission Expires:
10/23/19

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Carmen Maria Ragland and Herb Ragland | Reliance First Capital |
| 5236 Ridge Road | 201 Old Country Road. Ste. 205 |
| Joelton, TN 37080 | Melville, NY 11747 |

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$212,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25 day of April, 2016.

Affiant

Notary Public

My commission expires: