BILL GARRETT, Davidson County
Trans:T20160038272 DEEDWARR
Recvd: 05/09/16 10:12 2 pgs
Fees:13.00 Taxes:2775.00
20160509-0045605

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Myrtle Partners LLC	New Owner	07208026200
203 Point East Drive		07208026300
Nashville, TN 37216		07208026400
		07208026500

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Ragan Family General Partnership as successor in interest by merger to Ragan Family Limited Partnership, I (The "Grantor") has bargained and sold, and by these presents does transfer and convey Myrtle Partners LLC (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, 3, 4 and 5, as shown on the map entitled Hidden Terrace Subdivision, Resubdivision of Lots 1 & 2 on the Resubdivision of Lots 1, 2 & the West 20' Ft of Lot No. 3 Block 'A', Inglewood Golf Club Estates, of record in Plat Book 6250, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete and accurate legal description.

Being the same property conveyed to THE RAGAN FAMILY LIMITED PARTNERSHIP,I, by deed from MARSHALL H. RAGAN AND WIFE, FRANCES G. RAGAN, of record in Book 11267, Page 639, dated December 28, 1998, said Register Office. The Ragan Family Limited Partnership I merged into the Ragan Family General Partnership by certificate of merger dated November 30, 2002 and filed with the Tennessee Secretary of State December 12, 2002.

This is improved real property located at 2308, 2312, 2316, 2320 Hidden Terrace Court, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. To all matters as shown on the Plat Book 6250, page 75, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record as shown in Book 4045, page 230, Book 6518, page 716, and Book 6518, page 719, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record as shown in Book 6345, page 472, Register's Office for Davidson County, Tennessee.
5. Deed Conveyance of record as shown in Book 6530, page 847, Register's Office for Davidson County, Tennessee.
6. Water Main Easement of record as shown in Book 843, page 98, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $750,000.00.00.
(
(
(Subscribed and sworn to before me
(this 6 day of May, 2016.
(
(My Commission Expires: 11/5/2018

Affiant

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 6th day of May, 2016.

RAGAN FAMILY GENERAL PARTNERSHIP,

By: Marshall H. Ragan
Marshall H. Ragan, Managing Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Marshall H. Ragan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the managing partner for Ragan Family General Partnership, and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as a member for Ragan Family General Partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of May, 2016.

ROBERT J. [illegible] III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission Expires: My commission expires May 3, 2017

Notary Public