BILL GARRETT, Davidson County
Trans:T20160044472 DEEDQC
Recvd: 05/26/16 10:42 2 pgs
Fees:12.00 Taxes:0.00
20160526-0053069

This instrument prepared by:
Dennis Clifton Wright, Attorney
P. O. Box 218
Madison, Tennessee 37116-0218

QUITCLAIM DEED

Address new owner as:
Timothy S. Ragan
Hillary L. Ragan
417 Oak Forge Drive
Antioch, TN 37013

Send tax bills to:
Same

Map-Parcel
Map 163
Group 11-0-A
Parcel 44.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michelle Ragan Huffman, Trustee of the 417 Oak Forge Drive Land Trust, dated January 29, 2013, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Timothy S. Ragan and wife, Hillary L. Ragan, their heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 44 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (erroneously shown as being Lot No. 44 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, Register's Office for said County on prior deed).

Being the same property conveyed to Michelle Ragan Huffman, Trustee, by quitclaim deed from Jesse R. Ragan, and wife, Norma Jean Ragan, recorded as Instrument Number 20130304-0021507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Book 7461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument 20010627-0068129; Instrument 20010627-0068130; Book 6040, Page 576; Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 6900, Page 250, said Register's Office; (2), Sanitary Sewer Easement of record in Book 6859, Page 672 and Book 6956, Page 103, said Register's Office; (3) Easement for Water Mains of record in Book 6956, Page 131, said Register's Office; (4) Easement for Dumpster Facility of

record in Book 7224, Page 195, said Register's Office; and (5) Storm Water Detention Agreement of record in Book 6531, Page 321, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 417 Oak Forge Drive, Antioch, TN 37013.

WITNESS my hand this 21st day of May 2016.

Michelle Ragan Huffman, Trustee

Michelle Ragan Huffman, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Ragan Huffman, Trustee, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May 2016.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this21st day of May 2016.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.