THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057882**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160052751 DEEDWARR
Recvd: 06/21/16 14:22 2 pgs
Fees:13.00 Taxes:10545.00
20160621-0063138

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Harold Ray Ragsdale 4412 CHICKERING LN. Belle Meade TN 37215-4915	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-06-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Owen G. Shell, Jr., Trustee of The Mary Ruth Shell Revocable Trust, dated September 4, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold Ray Ragsdale**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, GRAHAM'S SUBDIVISION, as shown on plat of record in Plat Book 5200, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Mary Ruth Shell, individually to Mary Ruth Shell, Trustee of The Mary Ruth Shell Revocable Trust, dated September 4, 1998, as recorded on the 10th day of September, 1998 in Deed Book 11107, Page 561. Mary Ruth Shell having died November 3rd, 2015. Owen G. Shell, Jr. and Bank of America, Nashville, Tennessee being named Co-Trustees of the Mary Ruth Shell Revocable Trust dated September 4, 1998. Bank of America, Nashville declines to serve as Co-Trustee of the Trust per Declination to Serve dated June 15th, 2015. Owen G. Shell, Jr. sole Trustee of the Mary Ruth Shell Revocable Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2016 and thereafter, for tax parcel identification number 144-06-0-009.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRAHAM'S SUBDIVISION, as recorded in Plat Book 5200, Page(s) 53.

Easement for Sanitary Sewer, recorded in Book 5832, Page 953.

This is improved property located at 4412 CHICKERING LN. Belle Meade, TN 37215-4915.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2016.

Owen G. Shell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Owen G. Shell, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Mary Ruth Shell Revocable Trust dated September 4th, 1998, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of June 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018