THIS INSTRUMENT PREPARED BY:
Jennifer Dunlap Stacey, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160059921 DEEDWARR
Recvd: 07/13/16 11:01 2 pgs
Fees:13.00 Taxes:1165.50
20160713-0071710

WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James M. Wells and wife, Judy S. Wells**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **James T. Ragsdale, Sr. and wife, Marsha J. Ragsdale**, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee BEING Lot No. 91 on the Final Plat of Section Two of Wexford Downs, of record in Book 9700, page 594, Register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Wells and wife, Judy S. Wells, by deed from Beazer Homes Corp. d/b/a Phillips Builders, recorded in Book 11136, page 856 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 12th day of July, 2016.

James M. Wells

Judy S. Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James M. Wells and Judy S. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office Brentwood, Tennessee, on this the 12th day of July, 2016.

Notary Public

My Commission Expires: 5-6-19

DONNA J. VANDERMEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $315,000.00.

Affiant

Sworn to and subscribed before me this the 12th day of July, 2016.

Notary Public

My commission expires: 5-6-19

DONNA J. VANDERMEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner
James T. Ragsdale, Sr.
4409 Soper Avenue
Nashville, TN 37204

Send Tax Bills To:
NEW OWNER

Map & Parcel
Map 172-14A
Parcel 095