BILL GARRETT, Davidson County
Trans:T20160076258 DEEDWARRSP
Recvd: 08/31/16 13:34 3 pgs
Fees:18.00 Taxes:832.50
20160831-0091441

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

# SPECIAL WARRANTY DEED

| | |
|---|---|
| **Grantor:** Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996. | |
| **Grantee:** Christina Teeple. | |
| **County:** Davidson County. | |
| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
| Christina Teeple<br>P.O. Box 160945<br>Nashville, TN 37216 | **Map and Parcel No. (s):**<br>051-080-0-143.00 |
| **Affidavit of Consideration** | |
| STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON) | |
| The actual consideration or value, whichever is greater, for this transfer is $225,000.<br><br>Affiant | Subscribed and sworn to before me on this 31st day of August, 2016.<br><br>Notary Public<br>My commission Expires: 11/5/2018. |

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

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Christina Teeple** ("Grantee"), her successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs, and assigns forever. Grantor does hereby covenant with Grantee that Grantor have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as disclosed herein.

Grantor further covenants and binds herself and her successors in trust to warrant and forever defend the title to the Property to Grantee, her successors, heirs, and assigns, against the claims of all persons claiming by or through Grantor, but not

otherwise. This property is subject to all matters disclosed on the attached Exhibit A and to 2016 property taxes which shall be prorated between Grantor and Grantee at closing.

**IN WITNESS WHEREOF,** Grantor has signed this Special Warranty Deed on this 31st day of August, 2016.

Mary Nell Rager, trustee of Rager Family Trust

**Mary Nell Rager**
**Trustee of Rager Family Trust**
**Established May 14, 1996**

Established May 14, 1996

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

Lee A. Cohen

Notary Public

My Commission Expires 11/5/2018.

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

# EXHIBIT A

A tract of land in Davidson County, Tennessee, being a part of Lot No. 11 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County, described partly according to a survey made by H. Gee, Surveyor, May 7, 1959, as follows:

Beginning at a point North 59° 30' West 200 feet from the intersection of the northwesterly margin of Milliken Bend Road with the northeasterly line of property conveyed to Herman W. Curtis and wife, by deed from Zona B. Robinson, of record in Book 2856, Page 494, said Register's Office; thence with said Curtis line, North 59° 30' West 200 feet to the Southeasterly margin of Liberty Circle, northeasterly 50 feet, more or less, to the southerly margin of East Palestine Boulevard; thence with said Boulevard, South 65° 30' East 200 feet to the northwest corner of the property conveyed to Earnest A. Huff and wife, by Deed from Zona B. Robinson, of record in Book 3433, Page 10, said Register's Office; thence with said Huff's northwesterly boundary line, southwesterly 70 feet, more or less, to the beginning.

Being the same property conveyed to the Rager Family Trust from Palestine, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20150319-0023736, Register's Office for Davidson County, Tennessee.

This property is subject to (i) all matters shown on the Map of Montague Subdivision of record in Book 421, Page 129, and (iii) any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for said county.

The property is subject to month to month leases between Grantor, as landlord, and Nancy Williams, James Scott Clark, Anita Clemmons Stewart, and Tammy Nix, as tenants in possession.

This is improved property commonly known as 236 East Palestine Avenue, Madison, Tennessee 37115.