WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160095884 DEEDWARR
Recvd: 10/31/16 10:42 2 pgs
Fees: 13.00 Taxes: 340.40
20161031-0114675

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 119
Dale Hire	SAME	GROUP 10 0
3100 Dudley Ave		PARCEL 189.00
Nashville, Tennessee 37212		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gerald L Ragsdale, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dale Hire

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Bobby J Ragsdale and wife Nona F. Ragsdale by deed from mark H. Dillehay and wife Joyce Dillehay dated April 26, 1982 and recorded in Book 5877 page 356 said Register's Office. Nona F. Ragsdale having predeceased her husband on October 21, 2004, leaving him sole owner by operation of law.

Bobby J. Ragsdale has since died intestate on or about June 16, 2014, leaving Gerald L. Ragsdale as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20160309-0022529, said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2816 Live Oak Rd, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand and official seal at office this 25th day of October, 2016.

Gerald L. Ragsdale
Gerald L Ragsdale

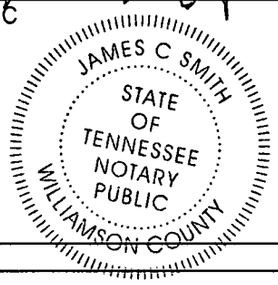
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Gerald L Ragsdale,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027