G#28996-2

BOX #14

BILL GARRETT, Davidson County
Trans:T20160095952 DEEDWARR
Recvd: 10/31/16 11:31 2 pgs
Fees:13.00 Taxes:518.00
20161031-0114750

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

David B. Ragan

TO: Dom Van Nguyen and Van T. Gregory
334 Fairlane Drive
Nashville, TN 37211

MAP & PARCEL:
148-13-0-071.00

SEND TAX BILLS TO: Regions Bank d/b/a Regions Mortgage
P. O. Box 2153
Birmingham, AL 35287-2520

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, David B. Ragan, married, Grantor herein; have bargained and sold and by these presents do convey unto Dom Van Nguyen and Van T. Gregory, husband and wife, Grantees herein, their successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 293 on the plan of Fairlane Park, Section III, of record in Plat Book 2331, pages 145 & 146, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 293 fronts 80 feet of the north side of Fairlane Drive and runs back between lines, 164.4 feet on the west line and 173.7 feet on the east line to a dead line in the rear on which it measures 86.3 feet.

BEING the same property conveyed to David B. Ragan and wife, Charlene F. Ragan, dated April 5, 1979, of record in Book 5419, page 401, Register's Office of Davidson County, Tennessee. Property was then conveyed to David B. Ragan by Quitclaim Deed dated March 18, 1987, of record in Book 7190, page 762, said Register's Office.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines, and all other matters as shown on the subdivision plan for Fairlane Park of record in Plat Book 2331, pages 145 & 146, Register's Office of Davidson County, Tennessee; Restrictions of record in Deed Book 2598, page 491, said Register's Office; and all other matters of record.

This is improved property known as 334 Fairlane Drive, Nashville, TN 37211.

This is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 28th day of October, 2016.

David B. Ragan

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David B. Ragan, the within named bargainor, with whom I am personally acquainted (or 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 the 28th day of Oct., 2016.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~0~~140,000.00.

Affiant

SWORN to and subscribed before me,

this the 28 day of October, 2016.

NOTARY PUBLIC

My commission expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017