BILL GARRETT, Davidson County
Trans:T20160100860 DEEDWARR
Recvd: 11/15/16 14:16 2 pgs
Fees:13.00 Taxes:854.70

20161115-0120539

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $231,000.00

Affiant

Subscribed and sworn to before me, this 8th day of November, 2016.

Notary Public

My commission expires: 9/24/17

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Own Home, LLC	**New Owner**	**07212010600**
10421 South Jordan Gateway Ste 600		
South Jordan, UT 84095		

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 ACKNOWLEDGE, WE,

June S. Ragan , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Own Home, LLC

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. 98 on the Map of Dalewood, Section I, of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 98 fronts 82 feet on the Easterly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Austin G Ragan and wife, June S Ragan, from Jack P. Powell and wife, Ermine M. Powell, by Warranty Deed dated July 3, 1958, of record in Book 2795, page 635, Register's Office for Davidson County, Tennessee. The said Austin G. Ragan having since died on July 8, 2016. June S. Ragan and Mildred June Shearron Ragan being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2111 Stratford Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this 8th day of November, 2016.

June S. Ragan by Cinderesa L. Robinson Attorney-in-Fact

June S. Ragan by Cinderesa L. Robinson, Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, **Cinderesa L. Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of **June S. Ragan**, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this **8th** day of **November, 2016**.

Notary Public

Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON