WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/16 13:52 3 pgs
Fees:18.00 Taxes:999.00
20161229-0136959

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

BRENDA ZIZZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John D. Ragsdale Sr. Elsie Ragsdale	F&M Bank	14200007900
(NAME)	(NAME)	
220 Bellevue Rd.	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jon Barry Matthews and Peggy Robinson Matthews as Co-Trustees of the Matthews Family Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Dewey Ragsdale, Sr and Elsie Edwena Ragsdale, husband and wife,** 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 the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by H.W. Murphy, October 25, 1958, as follows:

Beginning at an iron pin on the Northerly margin of Bellevue Road at the Southwest corner of the property conveyed to Bernie Howard Smith and wife, by deed from Sadie L. Herrin, of record in Book 2708, Page 405, Register's Office for said County; thence with said Smith's Western boundary line North 10-1/2 deg. East 828 feet to a stake in the Southern boundary line of the Bradford lands; thence with said Bradford's Southern boundary line North 89-3/4 deg. West 651 feet to a stake; thence South 1-1/4 deg. East 797 feet to the Northerly margin of Bellevue Road; thence with the same South 88 deg. East 500 feet to the beginning.

Included in the above description but Excluded from this conveyance is that property conveyed by F. Elliott Matthews and wife, Charline Pool Matthews, to Tom White of record in Book 6228, Page 235, Register's Office of Davidson County, Tennessee.

Also included in the above description but Excluded from this conveyance is that property conveyed by F. Elliott Matthews and wife, Charline Pool Matthews, to Burch & Associates, Inc., of record in Book 5146, Page 168, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from F. Elliott Matthews and wife, Charlene Pool Matthews to F. Elliott Matthews and Charlene P. Matthews, Trustees of the Matthews Family Living Trust, as recorded on

the 24th day of June, 1992 in Deed Book 8659, Page 178; Warranty Deed from Sadie L. Herrin to F. Elliott Matthews and wife, Charlene Pool Matthews, as recorded on the 26th day of November, 1958 in Deed Book 2856, Page 287 and Probate Docket #16P-2013, in the Register's Office of Davidson County, Tennessee.

The said F. Elliott Matthews predeceased Charlene Pool Matthews. Charlene Pool Matthew died testate leaving this property to be administered by the Trust, reference Probate Docket #16P-2013.

unimproved ☐

This is improved ☑ property, known as 220 Bellevue Rd., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 28th day of December, 2016.

Matthews Family Living Trust, The Marital Deduction Trust, and The Credit Shelter Trust

Jon Barry Matthews, Co-Successor Trustee — Peggy Robinson Matthews, Co-Successor Trustee

Jon Barry Matthews, as Co-Successor Trustee — Peggy Robinson Matthews, as Co-Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Barry Matthews and Peggy Robinson Matthews,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Co-Successor Trustees of the **Matthews Family Living Trust, The Marital Deduction Trust, and The Credit Shelter Trust** the within named bargainor, and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name **Matthews Family Living Trust, The Marital Deduction Trust, and The Credit Shelter Trust,** as **Co-Successor Trustee.**

WITNESS my hand and seal this 28th day of December, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 11604

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017