Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1701032

BILL GARRETT, Davidson County
Trans: T20170021536 DEEDWARR
Recvd: 03/14/17 08:19 2 pgs
Fees: 13.00 Taxes: 1306.10
20170314-0024728

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of March, 2017.

Notary Public
My Commission Expires: 6-19-18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Carl Chandler and Mary Margaret Chandler	new owner	012 00 0 166.0
7975 Old Springfield Pike	←	
Goodlettsville, TN 37072		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victoria Willis Ragan, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Carl Chandler and Mary Margaret Chandler, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

All that certain parcel of land situated in the county of Davidson and State of Tennessee, being known and designated as Lot Number 3 on the Plan of Bakers Fork Estates of record in Plat Book 6900, Page 761, R.O.D.C., Tennessee, being more particularly described by metes and bounds at Deed Book 9526, Page 411, Recorded 11/22/1994 in Davidson County, Tennessee.

Being the same property conveyed to Victoria Willis Ragan, by Quitclaim Deed from William H. Ragan, Jr., dated February 12, 2010, of record in Instrument No. 20100318-0020519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 7975 Old Springfield Pike, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 8th day of March, 2017.

Victoria Willis Ragan

Victoria Willis Ragan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Victoria Willis Ragan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of March, 2017.



Notary Public at Large
My Commission Expires: 10/24/17