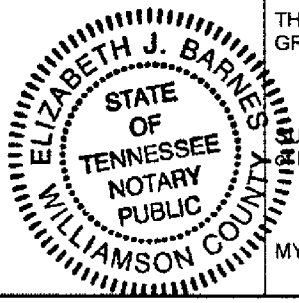
Davidson County DEEDWARR
Recvd: 03/17/17 11:31 3 pgs
Fees:18.00 Taxes:628.63
20170317-0026273

WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 1-24-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denise L. Ragland	First Community Mort.	052-05-0A-249.00 CO
(NAME)	(NAME)	
1108 Idlewild Court	2102 Robert Rose DR. Ste 101	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro TN 37129	
(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, I, **Mark Randel Lipford, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denise L. Ragland, unmarried woman,** 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. 33 on the Plan of Revised Idlewild Court, of record in Plat Book 6250, Page 563 (which revised Plat Book 6250, Page 371) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mark Randel Lipford, a single man, by Warranty Deed from Philippe Francoz and Sylvie Francoz, husband and wife, dated 5/15/15 and recorded 5/20/15 in Instrument Number 20150520-0046733; and the same property previously conveyed to Philippe Francoz and Sylvie Francoz, husband and wife, by Warranty Deed from Timothy L. Roselieb, unmarried, dated 2/27/15 and recorded 3/9/15 in Instrument Number 20150309-0019803; and previously conveyed to Timothy L. Roselieb, an unmarried person, by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated 10/15/91 and recorded 10/18/91 in Bok 8466, Page 8, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1108 Idlewild Court, Madison, TN 37115
(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 15th day of March, 2017.

Mark Randel Lipford

State of Tennessee
County of Sumner

Personally appeared before me Mark Randel Lipford, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 172976

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

