This instrument prepared by Birthright Title & Escrow, LLC
405 Two Mile Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Donna C. Gagliano, et. vir.
318 Highland Heights Dr.
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
Map 025-15-0
Parcel 021.00

EXECUTOR'S WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, Jennie Newbern, Executor of the Estate of William Lemuel Ragan, Deceased, by these presents transfer and convey unto Donna C. Gagliano and spouse Paul R. Gagliano, Grantees, the following described tract or parcel of real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97, amended in Book 4636, Page 762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 10 fronts 119.0 feet on the Westerly margin of Highland Heights Drive and runs back between lines measuring 302.36 feet on the Northerly line and 289.21 feet on the Southerly line to a dead line in the rear measuring 121.94 feet.
>
> Being the same property conveyed to Billy L. Ragan by Warranty Deed from Charles P. Hunley, Sr of record in Book 7012, page 806, Register's Office for Davidson County, Tennessee. Billy L. Ragan is the same person as Billy Lemuel Ragan and William Lemuel Ragan. William Lemuel Ragan has since died testate and by will, admitted to probate by order of of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case 16P-345, ordered that his real property be administered within the estate as personalty, and authorized the Executrix to sell and convey the same. By order of said Court entered March 10, 2016, Jennie Newbern was appointed Executrix of the Estate.

This is improved property known as 318 Highland Heights Drive, Goodlettsville, Tennessee.

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. I warrant that I am the lawfully appointed fiduciary of the grantor estate, with lawful authority to make the within conveyance, and as such I convey the right, title and interest of the said Billy L. Ragan as fully as I, as Executor, can or should do. I do further covenant and bind myself, my 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 claiming by, through, or under me.

Witness my signature this date: 6-2-17.

BILL GARRETT, Davidson County
Trans:T20170047808 DEEDWARR
Recvd: 06/06/17 08:39 2 pgs
Fees:13.00 Taxes:888.00
20170606-0056247

Jennie Newbern, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Jennie Newbern, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, acknowledged herself to be the Executor of the Estate of William Lemuel Ragan and executed the within instrument, as Executrix, for the purposes therein contained.

Witness my hand and seal this date: 6-2-17.

Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $240,000.00.

Affiant

Sworn to and subscribed before me this date: 6-2-17.

Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019