Davidson County	DEEDWARR
Recvd: 07/19/17 16:16	4 pgs
Fees:23.00 Taxes:832.50	
20170719-0073005	

#33704

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33704-05-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L & E Properties Developers and Contractors, Inc. 1014 Maplewood Court Murfreesboro, TN 37129	L & E Properties Developers and Contractors, Inc. 1014 Maplewood Court Murfreesboro, TN 37129	Map and Parcel No.: 083 03 0 169 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Ragland, unmarried, and Pagie Hendrix, unmarried** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **L & E Properties Developers and Contractors, Inc., a Tennessee corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2114 Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of July, 2017.

Michael Ragland

Pagie Hendrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Ragland and Pagie Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Winn's Subdivision #1 Resubdivision of Lots 23, 24, 25 & 26 W. S. Ashworth Sub, as of record in Plat Book 3106, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Ragland, unmarried, and Pagie Hendrix, unmarried, by Warranty Deed dated July 14, 2017, from Jake D. Cauley, married, of record in Instrument No. 20170717-0071488 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 083 03 0 169 00.
2. All matters appearing on the Plan of record as Book 3106, page 148, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20100406-0025442, Register's Office for Davidson County, Tennessee.
4. Easement granted to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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 is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

