WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/17 09:34 3 pgs
Fees:18.00 Taxes:111.00
20170726-0075415

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 30,000.00

Nellie Seagraves
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-21-21
(Affix Seal)

RAM SATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Ragland	Same as new Owner	53-14-89
P.O. Box 1008		
White House TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, *Joe Fox Jr.. Linda Remo. Marilyn Lane, Haley Smith, as Administrator of the Estate of Sandra L Jones, deceased, and Haley Smith, Sammy Jones, Casey Christensen a/k/a Casey Pistner and Gary Lance, Jr., being all the heirs at law of Sandra L. Jones, deceased*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Joe Ragland, Married*

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:

TRACT NO. 3: Map & Par. 05314-0-089.00
Land in Davidson County, Tennessee, beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 985.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southern margin of Nawakwa Trail, and the intersection of said Pawnee Trail, being the southeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Pawnee Trail south 44 deg. 23 min. east 100 feet to a point marked with an iron pin; thence south 45 deg. 37 min. west 150 feet, more or less, to a point marked with an iron pin; thence north 44 degrees, 23 minutes west 100 feet to a point marked with an iron pin; thence north 45 degrees, 37 minutes east 150 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Joseph Edward Fox from Valley Westkamper, unmarried, reserving a life estate unto herself by deed dated April 26, 1965 of record in Book 3911, Page 595, said Register's Office. The said Valley Westkamper died March 6, 1968 leaving Joseph Edward Fox as the sole owner. The said Joseph Edward Fox, Sr. having since died intestate November 28, 2013 leaving Linda Remo, Marilyn Lane, Joe Fox, Jr., and Sandra Jones as his sole heirs at law. See Probate Docket No. 74CH1-2013-CV-459, Probate Court for Robertson County, Tennessee at Springfield. Further, being conveyed to Linda Remo, Marilyn Lane, Joe Fox, Jr., and Sandra Jones from Linda Remo, as Administrator of the Estate of Joseph Edward Fox Sr., by Administrator's Quitclaim Deed of record in Instrument No. 20140812-0072760 and Scrivener's Affidavit of record in Instrument No. 20150601-0050390, said Register's Office, The said Sandra L Jones died intestate in Davidson County, Tennessee, on the 28th day of October, 2016, and by Letters of Administration under Case Number 56CH1-2017-PR-873 in the Chancery Court, Probate Division of Macon County, Tennessee issued appointed Haley Smith as Administrator of the decedants estate and also established therein Sandra L. Jones was survived by the following: Sammy Jones, Haley Smith, Casey Christensen a/k/a Casey Pistner and Gary Lance, Jr., as her only heirs-at-law.

This is: Unimproved (x)
Improved ( ) Property, known as **Tract 89 Pawnee Trail, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 21 day of July, 2017.

Joe Fox Jr

Linda Remo

Marilyn Lane

Haley Smith, as Administrator Estate of Sandra L Jones and Individually

Casey Christensen, a/k/a Casey Pistner
By: Haley Smith, Attorney-in-fact

Gary Lance, Jr.

by: Haley Smith Attorney-in-fact
Pursuant to Power of Attorney of record
in Record Book *, Page *,
Register's Office, Davidson County, TN

Sammy Jones

STATE OF TENNESSEE
COUNTY OF Sumner

* 20170725 0075059

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe Fox Jr, Linda Remo, Marilyn Lane, Haley Smmith and Gary Lance, Jr.**, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained. Sammy Jones

Witness my hand and official seal this 21st day of July, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 21st day of July, 2017, before me personally appeared Haley Smith to me known to be the person who executed the foregoing instrument in behalf of Casey Christenson a/k/a Casey Pistner as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Casey Christenson a/k/a Casey Pistner.

Witness my hand and official seal at Hendersonville, TN, on this the 21st day of July, 2017.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Pam S. Atchley, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)