Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20170064269 DEEDWARR
Recvd: 07/26/17 15:26 6 pgs
Fees:33.00 Taxes:832.50
20170726-0075855

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel Nos.:
Roy A. Williams, Jr. 265 Andrew Donelson Drive Hermitage, Tennessee 37076	New Owner	085-14-0-009.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MELISSA RAGSDALE BLOOM,** a married woman, **MELANIE MUNDY,** a unmarried woman, and **ROGER RAGSDALE,** an unmarried man (collectively, the "Grantors") do hereby transfer and convey unto **ROY A. WILLIAMS, JR.,** a married man, (the "Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 110 Guill Court, Nashville, Davidson County, Tennessee 37214. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said Property in fee simple; that Grantors have a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTORS FURTHER COVENANT with the said Grantee and bind Grantors and Grantors' heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 25th day of July, 2017.

GRANTORS:

Melissa Ragsdale Bloom

Melissa Ragsdale Bloom

Frank Bloom

Melanie Mundy

Roger Ragsdale

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Melissa Ragsdale Bloom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 25 day of July, 2017.

Notary Public

My Commission Expires: _____

Commission Expires September 7, 2020

TIM MCCOIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Frank Bloom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 25th day of July, 2017.

Notary Public

My Commission Expires: _____

Commission Expires September 7, 2020

TIM MCCOIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Melanie Mundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 25th day of July, 2017.

Andrea P. Perry
Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Roger Ragsdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 25th day of July, 2017.

Andrea P. Perry
Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $225,000.00.

By: _____

AFFIANT

Subscribed and sworn to before me, this 25th day of July, 2017.

Andrea P. Perry

Notary Public

My Commission Expires:

1/6/2020



EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Guill Heights Subdivision, of record in Book 2854, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDGAR F. RAGSDALE AND WIFE, BETTY M. RAGSDALE, by deed from J. GARY ALLEN AND WIFE, TERYL P. ALLEN, of record in Book 5265, page 456, dated March 23, 1978, said Register's Office. The said Edgar F. Ragsdale having since died, leaving Betty M. Ragsdale the surviving tenant by the entirety. The said Betty M. Ragsdale having since died on or about July 7, 2016, leaving the property to her only heirs at law – Melanie Mundy, Roger Ragsdale, and Melissa Ragsdale Bloom. For further reference see the Affidavit of Inheritance of record in Instrument No. 20170712-0070318, said Register's Office.

This is improved property known as 110 Guill Court, Nashville, Tennessee 37214.