BILL GARRETT, Davidson County
Trans:T20170078784 DEEDWARRSP
Recvd: 09/08/17 11:38 2 pgs
Fees:13.00 Taxes:3885.00
20170908-0092504

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marion Kraft 918 19th Ave South Nashville, TN 37212	NEW OWNER	104-04-0061.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harold R. Ragsdale**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marion Kraft**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of O.B. Hayes Plan of Small Lots, of record in Plat Book 1, Page 81, 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. 160 fronts 50 feet on the Easterly side of 19th Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to H. Ray Ragsdale and Chester B. Atkins by Warranty Deed from Mary Frances, Corbitt, unmarried, of record in Book 6265, Page 347, Register's Office for Davidson County, Tennessee, dated March 21, 1984 and recorded on April 05, 1984.

Being the same property conveyed to Nina Sivek, Trustee of the Chester Burton Atkins Family Trust by Executor's Special Warranty Deed from Executor under the Last Will and Testament of Chester Burton Atkins, deceased, Nina Sivek, as Executor of the Will of record in Instrument No. 20021030-0132893 Register's Office for Davidson County, Tennessee, dated October 23, 2002 and recorded on October 30, 2002.

and

Estate of Chester Burton Atkins, recorded in Docket No. 01P--1096, Probate Division, Davidson County, Tennessee.

Being the same property conveyed to Harold R. Ragsdale, an unmarried man, by Special Warranty Deed from Nina Sivek, Trustee of the Chester Burton Atkins Family Trust, of record in Instrument No.20100715-0055524, Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 15, 2010.

The subject property is not now nor has ever been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 918 19th Ave South, Nashville, Tennessee 37212

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 7th day of September, 2017.

Harold R. Ragsdale

Harold R. Ragsdale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Harold R. Ragsdale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of September, 2017.

Notary Public

My Commission expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County