Prepared by:
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Attorney at Law
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Bill Garrett Davidson County
Batch# 20991 **DEEDWARR**
11/01/2017 03:24:26 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20171101-0112257

George Ziadeh
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October 2017.

Notary Public
My commission expires: 7-17-2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Randall O. Ratliff	New Owner	145 07 0 075.00
1175 Travelers Ridge Dr.		
Nashville TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Taylor D. Cole and wife, Melissa D. Cole hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Randall O. Ratliff, an unmarried man, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 41, on the Revised Plan of Inns of Granny White, of record in Book 6250, Page 460, and revised in Book 6900, Page 125, the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Taylor D. Cole, and wife, Melissa D. Cole, by Warranty Deed from E. Graham Banker Jr. and wife, N. Kathleen Baker, of record in Instrument No. 20151104-0112523, Register's Office for Davidson County, Tennessee dated November 4, 2015.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Inns of Granny White of record in Plat Book 6250 Page 460 and revised in Book 6900 Page 125, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6566 Page 473, and amended in Book 8595 Page 423 and Instrument No. 20060308-0027157 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Inns of Granny White of record in Book 8741 Page 252. 5) ByLaws of record in Instrument No. 20140403-0027853.

This property is improved property known as 1175 Travelers Ridge Dr., Nashville, Tennessee 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 30 day of October, 2017.

Taylor D Cole, by Melissa D Cole, His Attorney-in-fact

Taylor D. Cole, by Melissa D. Cole
His Attorney-in-fact

Melissa D Cole

Melissa D. Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa D. Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of October, 2017, before me personally appeared Melissa D. Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Taylor D. Cole acknowledged that such person executed the same as the free act and deed of Taylor D. Cole.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19
FILE NO: 10221