WARRANTY DEED

Bill Garrett Davidson County
Batch# 28239 DEEDWARR
11/20/2017 02:23:07 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20171120-0119020

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$163,000.00~~ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Anne Ragan	Gardner Financial	052-13-0B-053.00-CO
(NAME)	(NAME)	
2333 Benay Road	3503 Parsons Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Chad Michael Harman, unmarried man;**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cynthia Anne Ragan, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 91, Units 85-95, 107 and 108, of the Condominium Site Plan, Phase II-C, Section I, River Glen, Planned Unit Development, of record in Plat Book 6900, Page 650 and amended in Plat Book 7900, Pages 233 and 234, as established by Master Deed and Bylaws for River Glen, a Horizontal Property Regime recorded in Book 7566, Page 571, Declaration of Submission of River Glen Phase II-C, Section 1 to Master Deed and Bylaws recorded in Book 8258, Page 687, Supplemental and Amendment to the master deed recorded in Book 8752, Page 751 and First Amendment to master deed and bylaws for River Glen Homeowners Association recorded in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad M. Harman, unmarried man by Warranty Deed from Brenda C. Gray a/k/a Brenda C. Gray Amberson and Gary Wayne Amberson, wife and husband, dated 03/27/2017, recorded 05/03/2017 of record in Instrument No. 20170503-0043892, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6900, Page 650 and amended in Plat Book 7900, Pages 233 and 234, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7566, Page 571, First Amendment to Master Deed and Bylaws of record in Instrument No. 20040915-0111299, Supplement and Amendment to the Master Deed and By-Laws of record in Book 8752, Page 751, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 8258,

Page 687, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Warranty Deed of Flowage Easement of record in Book 2200, Page 119, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee. Order of Possession & Easement of record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee. Agreed Final Order & Easement of record in Book 11201, Page 708, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7061, Page 172, Book 7061, Page 196, Book 9523, Page 164, Book 9523, Page 168, in the Register's Office for Davidson County, Tennessee. Resolution of record in Instrument No. 20040915-0111301, in the Register's Office for Davidson County, Tennessee. Open Space One Plat of record in Instrument No. 20030319-0036614, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Cumberland River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2333 Benay Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of November, 2017.

Chad Michael Harman

State of Tennessee
County of Wilson

Personally appeared before me Chad Michael Harman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2017.

Notary Public
My Commission Expires: 12/4/17

BRAD TODD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-40627
SMG TN Warranty Deed