Bill Garrett Davidson County
Batch# 36787 DEEDWARR
12/13/2017 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20171213-0127187

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Alma Rosa Robles
4901 Hickory Woods East
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 176-05-000500

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **THADEUS RAGAN, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **ALMA ROSA ROBLES, AN UNMARRIED WOMAN, AND SYLVIA H. GUZMAN GUERRERO, AN UNMARRIED WOMAN, AS JOINT TENANTS**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Described property in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Hickory Woods East, Section 1, according to plat and survey appearing of record in Plat Book 6900, page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Thadeus Ragan, unmarried, by deed from Shannon O. Bible, married, dated June 30, 2006, appearing of record in Instrument No. 20060710-0082722, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 7422, page 235, Book 7422, page 298 and Book 7422, page 304; By-Laws of record in Book 7932, page 648; TVA Easement of record in Book 437, page 39; Easement to Nashville Gas Company of record in Book 5909, page 915; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 510; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALMA ROSA ROBLES, AN UNMARRIED WOMAN, AND SYLVIA H. GUZMAN GUERRERO, AN UNMARRIED WOMAN, AS JOINT TENANTS**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

TTR

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of December, 2017.

THADEUS RAGAN

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~RUTHERFORD~~ Broward)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **THADEUS RAGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in ~~Rutherford~~ Broward County, ~~Tennessee~~ Florida, this the 11 day of December, 2017.

MATTHEW NUNEZ
Notary Public - State of Florida
Commission # FF 222419
My Comm. Expires Apr 20, 2019

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 11th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

