WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,665,000.00

Linda Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(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
Ben Ragsdale	Ben Ragsdale	054-10-0-006.00
(NAME)	(NAME)	
103 Kennett Road	103 Kennett Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 94691 **DEEDWARR**
05/21/2018 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $6,160.50

20180521-0048357

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, **David Braunscheidel and wife, Christine Braunscheidel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ben Ragsdale and Linda Ragsdale, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 137 on the Plan of Section 4, Brandywine Farms, of record in Plat Book 3700, Page 108, 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 David Braunscheidel and wife, Christine Braunsceidel by Special Warranty Deed from NPL Investment Trust I, a corporation, dated 03/04/2009, recorded 03/20/2009, of record in Instrument No. 20090320-0025229, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3700, Page 108; Covenants, conditions, easements and restrictions of record in Book 3816, Page 544, Restrictive Covenants of record in Book 4102, Page 870; Agreement for Dedication of Easement for Sanitary Sewers Service Line of record in Instrument No. 20100421-0030123; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument No. 20130507-0045873, in the Register's Office for Davidson County, Tennessee.

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 103 Kennett Road, Old Hickory, TN 37138
(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), their heirs and/or 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), their heirs and/or 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 our hands this 17th day of May, 2018.

David Braunscheidel

Christine Braunscheidel

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 17th day of May, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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