PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 114348 DEEDWARR
07/10/2018 11:11:38 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00
20180710-0066468

W & I Ref: (RE) Title No.: 59807
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Brent Morris Marissa Lynne Watson 1034 Woodvale Drive Nashville, TN 37204	Simmons Bank 480 Oil Well Rd. Jackson, TN 38305

TAX MAP PARCEL NUMBERS: 13104013800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$820,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne Ragsdale, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Brent Morris and Marissa Lynne Watson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 of Block 16 on the Plan of College Park of record in Book 843, page 29, Register's Office for said County to which plan reference is hereby made for a more complete description. And also conveyed without warranties of title is a portion of Clarrice Avenue, closed by Bill No. 62-314, Metropolitan Clerk's Office.

Being the same property conveyed to Suzanne Ragsdale by Warranty Deed from Donald Steven Rice, dated March 9, 2007 and recorded on March 20, 2007 of record in Instrument No. 20070320-0033433, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 843, page 29, said Register's Office.
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3921, page 423, said Register's Office.
Easements retained by the Metropolitan Government of Nashville and Davidson County by Bill No. 62-314, closing, vacating and abandoning Clarrice Avenue.

This is improved property, known as 1034 Woodvale Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2018.

Suzanne Ragsdale

State of Tennessee

County of Davidson

On this 9th day of July, 2018, before me the undersigned authority, personally appeared Suzanne Ragsdale, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Sworn and subscribed before me this 9th day of July, 2018.

My Commission Expires: _____

TONYA B. CHE...
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires August 30, 20...

Notary