THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2018.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2020

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 129635 **DEEDWARR**
08/16/2018 08:43:53 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20180816-0081061

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drew Magid 1516 Boscobel Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083-13-0-482.00

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, **Thomas Ratliff and Elizabeth J. Ratliff, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Magid, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 207, Block "V", as shown on the map entitled Plan of Lindsley Property, of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS RATLIFF and ELIZABETH JACKSON, husband and wife, by deed from GILL DESIGNS & CONSTRUCTION, LLC, of record in Instrument No. 20140730-0067976, dated July 22, 2014, said Register's Office.

Being further conveyed to THOMAS RATLIFF and ELIZABETH J. RATLIFF, husband and wife, by quitclaim deed from THOMAS RATLIFF and ELIZABETH JACKSON, NOW KNOWN AS ELIZABETH J. RATLIFF, husband and wife, of record in Instrument No. 20170308-0022837, dated February 28, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 083-13-0-482.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee.

All matters related to the sale for 2002 delinquent taxes resulting in the Final Decree Confirming Sale at Instrument No. 20050309-0026271, said Register's Office.

This is improved property located at 1516 Boscobel Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2018.

Thomas Ratliff

Elizabeth J. Ratliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Ratliff and Elizabeth J. Ratliff, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2018.

Notary Public

My Commission Expires: _____

