WARRANTY DEED

Bill Garrett Davidson County
tch# 134610 DEEDWARR
/29/2018 09:24:13 AM 2 pgs
es: $13.00 Taxes: $1,072.63

20180829-0085536

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Joe Ragland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph E. Ryan	Joseph E. Ryan	Map & Parcel 53 14 O 086.00
(NAME)	(NAME)	
1420 Pawnee Trail	1420 Pawnee Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joe Ragland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Noreen Ryan, an unmarried woman and Alice N. Ryan, a married woman, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO 1: Map & Par. 053-14-0-086.00

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for said County, said point of beginning being 735.8 feet, more or less (Southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of Pawnee Trail, thence with the westerly margin of Pawnee Trail, South 44 deg. 23' East 100 feet to a point, marked with iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 100 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Joe Ragland from Joe Fox, Jr., Linda Remo, Marilyn Lane, Haley Smith as Administrator of the Estate of Sandra L. Jones, deceased, and Haley Smith, Sammy Jones, Casey Christensen a/k/a Casey Pistner and Gary Lance, Jr., being the heirs at law of Sandra L. Jones, deceased of record in Instrument 20170725-0075060, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 843, Page 36-37, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1420 Pawnee Trail, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 23rd day of August, 2018.

Joe Ragland

STATE OF TENNESSEE

COUNTY OF Robertson

On this 23rd day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER