WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2018.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 137228 DEEDWARR
09/05/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180905-0087828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Wrigley	NEW OWNER	160-14-0A-003.00-C
(NAME)	(NAME)	
2124 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Frank Wayne Ragland,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Wrigley, a single man,** 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:

A parcel of land in the Sixth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the west margin of Oakes Drive, said point being the south corner of Parcel M of Highlands of Brentwood; thence southerly along the west margin of said Oakes Drive as follows: South 2° 52' West, 674.67 feet to a point; southerly 255.83 feet with a curve to the right, having a radius of 1,204.49 feet to a point; southwesterly 40.3 feet with a curve to the right, having a radius of 25 feet to a point in the north margin of Fox Ridge Drive; thence westerly 132.32 feet with said street margin and a curve to the right having a radius of 259.20 feet to a point; thence North 43° 17' West, 41.56 feet to a point in said street margin, said point being the southeast corner of Parcel K of the Highlands of Brentwood; thence North 2° 52' East, 854.83 feet with the east line of said Parcel K and the east line of Parcel L of the Highlands of Brentwood to a point at the southwest corner of Parcel M of the Highlands of Brentwood; thence South 87° 08' East, 202.0 feet to the point of beginning. Containing 4.20 acres, more or less.

Being the same property conveyed to Herbert F. Ragland and wife, Margaret R. Ragland by Deed dated June 15, 1978 from Connell E. Horn, recorded June 16, 1978, in Book 5299, Page 888, in the Official Records of Davidson County, Tennessee. The said Herbert F. Ragland died November 22, 1987 leaving his wife Margaret R. Ragland as the surviving tenant by the entirety. The said Margaret R. Ragland died intestate on August 14, 2017 leaving her son, Frank Wayne Ragland as her sole heir at law. See Affidavit of Heirship of record at Instrument No. 201809050087827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5651 Oakes Drive Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 363-18
Warranty Deed Individual LES rev. 08-2018

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 our hands this 5th day of September, 2018.

Frank Wayne Ragland, Grantor

Frank Wayne Ragland, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Frank Wayne Ragland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2018.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

Shannon Philbin

Commission Expires:

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

