Karen Y Johnson Davidson County
Batch# 137415 DEEDWARR
09/05/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20180905-0088117

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

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

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018.

_____
Notary Public

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

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

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
Stephen Reisdorf	Churchill Mortgage Corporation	Map & Parcel 053 14 O 087.00
(NAME)	(NAME)	
1422 Pawnee Trail	761 Old Hickory Boulevard, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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 Stephen Reisdorf, 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. 2: Map & Par. 053-14-0-87.00

Land in the Eleventh Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

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 Davidson County, Tennessee, Said point of beginning being 835.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 44 deg. 23 min. East 100 feet to a point, marked with an iron pin; being the northeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence South 45 deg. 37 min. West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23 min. West 100 feet to a point marked with an iron pin; thence North 45 deg. 37 min. East 150 feet, more or less. to the point of beginning.

Being the same property conveyed to Joe Ragland by deed 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 all the heirs at law of Sandra L. Jones, deceased of record in Instrument 20170726-0075427, 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 Plat Book 843, Page 36-37, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1422 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 30th day of August, 2018.

Joe Ragland

STATE OF TENNESSEE

COUNTY OF Robertson

On this 30th 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

201809050088117

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON