WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146483 DEEDWARR
09/28/2018 02:16:35 PM 2 pgs
Fees: $13.00 Taxes: $13,320.00
20180928-0096472

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC, 7101 Executive Center Drive, Suite 151, Brentwood, TN 37027

File No.: 18-09-013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David V. Mastran	David V. Mastran	321.00 and 322.00
(NAME) 1706 Grand Avenue	(NAME) 1706 Grand Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Six Hundred Thousand And No/100 Dollars ($3,600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HAROLD R. RAGSDALE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID V. MASTRAN, 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:

Land in Davidson County, Tennessee being Lot No. 148 in O.B. Hayes Plan of Small Lots, of record in Plan Book 1, Page 69 and 81, of the Chancery Court at Davidson, Tennessee.

Said Lot No. 148 fronts 50 feet on the Westerly side of Eighteenth Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less to an alley.

Also being known as 901 18th Avenue South, Nashville, TN 37212

AND
Land in Davidson County, Tennessee being Lot No. 149 in O.B. Hayes Plan of Small Lots, of record in Plan Book 1, Page 81, of the Chancery Court at Davidson, Tennessee.

Said Lot No. 149 fronts 50 feet on the Westerly side of Eighteenth Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less to an alley.

Also being known as 903 18th Avenue South, Nashville, TN 37212.

Being the same property conveyed to Harold R. Ragsdale by Special Warranty Deed dated 07/15/2010 from Nina Sivek, Trustee of the Chester Burton Atkins Family Trust of record in Instrument 201007150055522, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Harold R. Ragsdale by Special Warranty Deed dated 07/15/2010 from Nina Sivek, Trustee of the Chester Burton Atkins Family Trust of record in Instrument 201007150055523, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 901 & 903 18th Avenue South, Nashville, TN 37212
(House No.) (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 our hands this 27th day of September, 2018.

Harold R. Ragsdale

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Harold R. Ragsdale with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of September, 2018.

My Commission Expires: 6/22/20

Notary Public

Judy S. Wells
State of Tennessee Notary Public
Williamson County