Karen Johnson Davidson County
Batch# 188549 DEEDWARR
01/28/2019 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20190128-0007819

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Affiant

Subscribed and sworn to me on 01/18/19.

NOTARY PUBLIC
My Commission Expires:

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEBRUARY 18, 2019

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Eakin 1073 Woodbury Falls Drive Nashville, TN 37221	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215	142-00-0-079.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Dewey Ragsdale, Sr. and Elsie Edwena Ragsdale, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kevin Eakin, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by H.W. Murphy, October 25, 1958, as follows:

Beginning at an iron pin on the Northerly margin of Bellevue Road at the Southwest corner of the property conveyed to Bernie Howard Smith and wife, by deed from Sadie L. Herrin, of record in Book 2708, Page 405, Register's Office for said County; thence with said Smith's Western boundary line North 10-1/2 deg. East 828 feet to a stake in the Southern boundary line of the Bradford lands; thence with said Bradford's Southern boundary line North 89-3/4 deg. West 651 feet to a stake; thence South 1-1/4 deg. East 797 feet to the Northerly margin of Bellevue Road; thence with the same South 88 deg. East 500 feet to the beginning.

Included in the above description but Excluded from this conveyance is that property conveyed by F. Elliott Matthews and wife, Charline Pool Matthews, to Tom White of record in Book 6228, Page 235, Register's Office of Davidson County, Tennessee.

Also Included in the above description but Excluded from this conveyance is that property conveyed by F. Elliott Matthews and wife, Charline Pool Matthews, to Burch & Associates, Inc., of record in Book 5146, Page 168, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Dewey Ragsdale, Sr. and Elsie Edwena Ragsdale, husband and wife, by Warranty Deed from Jon Barry Matthews and Peggy Robinson Matthews as Co-Trustees of the Matthews Family Living Trust, recorded December 29, 2016, of record in Instrument No. 20161229-0136959, Register's Office of Davidson County, Tennessee.

This is improved property known as 220 Bellevue Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS

do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 01/18/19.

John Dewey Ragsdale, Sr.

Elsie Edwena Ragsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/18/19, before me personally appeared John Dewey Ragsdale, Sr. and Elsie Edwena Ragsdale, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/18/19.

JOHN COBB ROCKFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
FEBRUARY 16, 2019

NOTARY PUBLIC

My Commission Expires: _____

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY