WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Kristin Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Holly Ragsdale and Brandon Ragsdale	Capstar Bank	
(NAME)	(NAME)	
1707 4th Avenue North	2002 Richard Jones Rd Ste 300A	082-05-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy-Nine Thousand And No/100 Dollars ($479,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AUSTIN NEEL, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLY RAGSDALE AND BRANDON RAGSDALE, WIFE AND HUSBAND, 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 the North 12 1/2 feet of Lot 61 and the South 25 feet of Lot No. 62 on the Plan of D.T. McGavock's Subdivision, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said Lots fronts together 37 1/2 feet on the Westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Austin Neel, unmarried by Warranty deed from Callie Hollander, a single woman of record in Instrument No. 20161212-0129672 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 12, 2016.

Karen Johnson Davidson County
Batch# 233319 DEEDWARR
05/22/2019 03:35:03 PM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20190522-0048636

unimproved ☐
This is improved ☒ property, known as 1707 4th Avenue North, Nashville, TN 37208
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Austin Neel this 15 day of MAY, 2019.

Austin Neel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of May, 2019, before me personally appeared Austin Neel, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2019.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

