Karen Johnson Davidson County
Batch# 249615 DEEDWARR
06/27/2019 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20190627-0062426

WARRANTY DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-23-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heritage Group Properties, G.P.	Heritage Group Properties, G.P.	054 10 0 002.00
(NAME)	(NAME)	
216 Centerview Drive, Ste 155	216 Centerview Drive, Ste 155	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Linda Carol Ragsdale, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heritage Group Properties, G.P., a Tennessee General Partnership**, 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 133, Brandywine Farms, Section 4, as shown on plat of record in Plat Book 3700, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben David Ragsdale and wife, Linda Carol Ragsdale by Warranty Deed from Johnna B. Watson, an unmarried woman dated May 16, 2005 and recorded May 19, 2005 as Instrument No. 20050519-0056606, in said Register's Office for Davidson County, Tennessee. *The said Ben David Ragsdale having died on May 31, 2019.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 104 Kennett Rd., Old Hickory, TN 37138

File Number: COM-1906056

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 26 day of June, 2019

Linda Carol Ragsdale

Linda Carol Ragsdale

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Linda Carol Ragsdale personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26 of June, 2019.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: COM-1906056

My Commission Expires: 7/23/2022

Notary Seal (if on paper)