THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34850-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8 2021

Karen Johnson Davidson County
Batch# 251839 DEEDWARR
07/02/2019 11:47:58 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20190702-0064516

WARRANTY DEED

Address New Owner: Catherine Windler Hughes Christian Pitkin 5032 Ragland Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 146 11 0 004 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dale L. Isaacs, a 70% undivided interest and Alan Isaacs, a 20% undivided interest and Lea Ann Isaacs, now being known as Lea Ann Owens, a 10% undivided interest, as joint tenants**, (Collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Windler Hughes and Christian Pitkin, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5032 Ragland Drive, Nashville, TN 37220.

This property is not now nor has it ever been the marital residence of Grantor.

Lea Ann Isaacs, Lea Ann Isaacs Owens and Lea Ann Owens are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2019.

Dale L. Isaacs

Alan Isaacs

Lea Ann Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dale L. Isaacs and Alan Isaacs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lea Ann Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office for said County, and being more particularly described as follows, to wit:

Said Lot No. 28 fronts 198.7 feet on Ragland Drive, City of Oak Hill, Davidson County, Tennessee, and runs back on the south line 220.4 feet and 252.3 feet on the north line to a dead line in the rear on which it measures 189.0 feet.

Being the same property conveyed to Dale L. Isaacs, as to an undivided three-fourths (3/4) interest and Alan Isaacs, as to an undivided one-fourth (1/4) interest by Quitclaim Deed dated September 17, 1983 from Harry Leonard Isaacs and wife, Ann Englert Isaacs of record in Book 6157, page 49, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 27, 1987 of record in Book 7165, page 517, Register's Office for Davidson County, Tennessee, Dale L. Isaacs and Alan Isaacs conveyed subject property to R. Gary Chaffin, Trustee, who subsequently conveyed a seventy percent (70%) undivided interest to Dale L. Isaacs, a twenty percent (20%) undivided interest to Alan Isaacs, and a ten percent (10%) undivided interest to Lea Ann Isaacs, now being known as Lea Ann Owens, as joint tenants.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 146 11 0 004 00.
2. All matters appearing on the Plan of record as Book 2663, page 104, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7758, page 737, Register's Office for Davidson County, Tennessee.