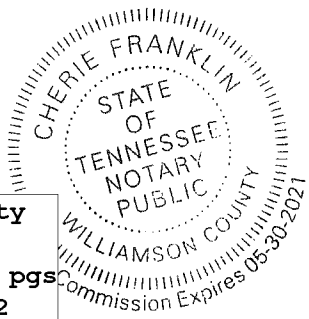
Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $203,250.00.



Affiant

Subscribed and sworn to before me, this 30 **day of October, 2019.**

Notary Public
My commission expires: 5-30-21

Karen Johnson Davidson County
Batch# 309964 DEEDWARR
11/04/2019 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $752.02
20191104-0113087

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennings B. Gardner 7096 S. Hampton Blvd. Antioch TN 37013	~~Jennings B. Gardner~~ Bank of TN ~~7096 S. Hampton Blvd.~~ 301 E Center St ~~Antioch, TN 37013~~ Kingsport, TN 37660	151-10-0-A-238.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan G. Ragland and Amanda R. Scott. Both unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennings B. Gardner and Mary E. Gardner, husband and wife**, hereinafter called the Grantees, their successors 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. 87, on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument No. 20030707-0093205, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan G. Ragland and Amanda R. Scott, both individuals by deed from Curt J. Singer and Lori L. Singer, a married couple, dated July 31, 2015, recorded August 4, 2015, of record in Instrument No. 20150804-0076850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7096 S. Hampton Blvd., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of October, 2019.

Bryan G. Ragland

Amanda R. Scott

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan G. Ragland and Amanda R. Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of October, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-30-2021