Prepared By:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ19-0413

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2019

Notary Public
Commission Expires: 1-19-22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zoe Adela Agbleze 3119 Hillside Road Nashville, TN 37207	BancorpSouth Bank 2778 W. Jackson St. Building C, 2nd Floor Tupelo, MS 38801	060-04-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ian Howard Ratliff, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zoe Adela Agbleze, a married woman, as her separate property

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 part of Tract No. 2 on the Plan of the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "D" on a survey of part of the George Olinger Tract prepared September 19, 1957 by Joseph A. Daugherty, surveyor, and described according thereto as follows:

Beginning at an iron pin on the Easterly side of Hillside Road, 64.4 feet Northerly from the Northwest corner of Tract "B" of said Olinger property conveyed to Charles W. Marshall and wife, by George Olinger and wife, by deed of record in Book 2488, page 341, said Registers Of\u64257?ce, said point being also the Northwest corner of Tract "C" of said Olinger property; thence with the northern boundary line of said Tract "C" South 85 degrees 54 minutes East 157.6 feet to an iron pin in the Westerly boundary line of the Brintley property; thence with the same North 3 degrees East 61.4 feet to an iron pin, the southeast corner of Tract " E" of said Olinger property; thence with same, North 84 degrees 48 minutes West 157,8 feet to an iron pin on the easterly side of Hillside Road, thence with same, South 3 degrees West 64.4 feet to the beginning

Karen Johnson Davidson County
Batch# 318840 DEEDWARR
11/25/2019 10:00:25 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20191125-0121336

Being the same property conveyed to Ian Howard Ratliff, a single man by Warranty deed from Robert W. Slate II, a single man of record in Instrument No. 20180427-0040002 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3119 Hillside Road, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of November, 2019.

Ian Howard Ratliff

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of November, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 1-19-22