(1)

Karen Johnson Davidson County
Batch# 442318 DEEDWARR
07/22/2020 12:21:56 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20200722-0080476

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2020.

Notary Public
My Commission Expires: 03-08-21

2020-393

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Thomas Ragsdale, Jr. Leslie Ragsdale	Shelter Lending Service	
758 Elysian Fields Road	P.O. Box 740039	132-11-0-067.00
Nashville, TN, 37204	Cincinnati, OH 45274	

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, we

Joseph V. Repass and wife, Nancy L. Repass,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Thomas Ragsdale, Jr. and Leslie Ragsdale, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Elysian Fields, Section 1 of record in Plat Book 1424, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph V. Repass and wife, Nancy L. Repass by Warranty deed from Kevin A. Hines, married of record in Instrument No. 20130613-0060671 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 13, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **758 Elysian Fields Road, Nashville, TN 37204.**

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 21st day of July, 2020.

Joseph V. Repass

Nancy L. Repass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph V. Repass and Nancy L. Repass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2020.



Notary Public
My Commission Expires: 6/13/2022