Box 14 File 34012-8

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 524748 **DEEDWARR**
12/04/2020 12:42:51 PM 2 pgs
Fees: $13.00 Taxes: $3,152.40

20201204-0141210

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$852,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Davis Properties of TN, LLC**<br>a Tennessee limited liability company | **OWNER** | **Map 130-16-0 Parcel 012.00** |
| **6104 Paddock Place** | | |
| **Brentwood, TN 37027** | | |

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

**Frances S. Ragland, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Davis Properties of TN, LLC, a Tennessee limited liability company**

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 No. 20 on the Plan of Hycrest Acres, Section III, of record in Plat Book 2331, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to George G. Ragland and wife, Frances S. Ragland, by Warranty Deed dated October 23, 1970 from James W. Veirs, Jr. and wife, Linda W. Veirs, of record in Book 4455, Page 153, Register's Office for Davidson County, Tennessee. The said George G. Ragland and Frances S. Ragland having since divorced, the said property is divested out of George G. Ragland and vested in Frances S. Ragland by Final Divorce Decree No. 83828 filed in Third Circuit Court for Davidson County, Tennessee and filed in Book 7143, Page 26, said Register's Office.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 1850, Page 271, Register's Office for Davidson County, Tennessee. (3) Durable Power of Attorney for Frances Stepp Ragland (aka Frances S. Ragland) of record in Instrument No. 20201118-0135934, said Register's Office. (4) Taxes for the current year which were prorated and paid by the Grantor herein.**

This is improved (__X__) Unimproved (____) property, known as **4440 Alcott Drive, Nashville, TN 37215**

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 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 my/our hand(s) this **3rd** day of **December, 2020.**

Frances S. Ragland by George Ragland, Attorney-in-Fact

Frances S. Ragland by George Ragland, Attorney-in-Fact

Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **George Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Frances S. Ragland**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frances S. Ragland**, for the purpose therein contained, by signing the name of **Frances S. Ragland**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2020.

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21