Karen Johnson Davidson County
Batch# 529516 DEEDWARR
12/10/2020 12:42:13 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201210-0144674

I hereby swear, or affirm, that the actual consideration for this transfer is $240,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 3rd day of December, 2020.

Notary Public

My Commission Expires: 8/16/21

TRACY L. HARRELL NOTARY PUBLIC STATE OF TENNESSEE

The property is identified on the records of the Tax Assessor as Map/Parcel ID: 029 00 0 146.00

The names and address of the new owners and to whom the tax statement should be sent are Christopher R. Ragan and wife, Robin Ragan, 275 White Oak Ridge Rd. Waverly, TN 37185.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED FORTH THOUSAND DOLLARS ($240,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DARYL E. YOES, this date have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER R. RAGAN and wife, ROBIN RAGAN, their heirs and assigns, certain tracts or parcels of land in the 14th, formerly 12th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

TRACT I:

Land in the 14th, formerly 12th Civil District of Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the N.W. corner of John Ingram's property and which is the south corner of the Schnupp property, running thence south 1 deg. 15 min. west 151.7 feet to an iron pin, which is located 37 feet from the center of Eatons Creek Road; thence turning and running South 79 deg. 30 min. west, crossing Eatons Creek Road and crossing the branch, 543.5 feet to an iron pin on the point of the hill; thence turning and running north 29 deg. 20 min. west, and passing a 12 inch Hickory, 207 feet to an iron pipe in the fence line; thence turning and running with the wire fence north 55 deg. east 420 feet to an iron pipe in Schnupp's south boundary line; thence turning and running south with Schnupp's south boundary line and crossing Eatons Creek Road, south 60 deg. north 336.5 feet, more or less, to the point of beginning, and containing by calculation, 3.8 acres, more or less.

Being the same property conveyed to Daryl E. Yoes by Warranty Deed from Bonnie S. Baggott and Thomas Tyler Baggott, IV of

record in Book 10222, page 948, Register's Office for Davidson County, Tennessee, dated October 4, 1996 and recorded on October 11, 1996.

TRACT II:

Being a tract of property in the 1st Councilmanic District of Davidson County Tennessee and a portion of that property conveyed to Bonnie S. Baggott and Thomas Tyler Baggott, IV in DB 9920, PG 230 RODCT more accurately described according to a survey dated January 14, 1999 by Tommy E. Walker, R.L.S., TN LIC. No. 1465 as follows:

Beginning at a existing iron in the Westerly margin of Eaton's Creek road, said pin being the most Northeast Corner of herein described Tract; and the most Southeast Corner to Daryl Yoes; thence with said margin and a curve to the right (1=01 degrees 20 minutes 49 seconds, R= 5975.51' L= 140.49' & CB= South 02 degrees 04 minutes 49 seconds East 140.49 feet) to a set iron pin; thence now leaving said margin with a new line North 89 degrees 35 minutes 37 seconds West 438.43 to a set iron pin; thence North 31 degrees 09 minutes 53 seconds West 58.50 feet to a existing iron pin; thence North 78 degrees 36 minutes 14 seconds East 472.91 feet to the point of beginning containing 1.00 acres more or less.

Being the same property conveyed to Daryl E. Yoes by Warranty Deed from Bonnie S. Baggott and Thomas Tyler Baggott, IV of record in Book 11331, Page 781, Register's Office for Davidson County, Tennessee, dated February 08, 1999 and recorded on February 08, 1999.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTOPHER R. RAGAN and wife, ROBIN RAGAN, their heirs and assigns, forever.

I covenant with the said CHRISTOPHER R. RAGAN and wife, ROBIN RAGAN, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except for the lien of *ad valorem* real property taxes assessed and levied on the property by Davidson County, Tennessee for the year 2020 that have been prorated this date and are to be paid by grantor. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHRISTOPHER R. RAGAN and wife, ROBIN RAGAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of December, 2020.

Daryl E. Yoes

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named DARYL E. YOES, 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 this 3rd day of December, 2020.

Notary Public

My Commission Expires:

8/16/21

TRACY L. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.