| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20860-05-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $. 160,000.00<br>Kim Hicks<br>Affiant<br>Subscribed and sworn to before me, this 4th day of June, 2003.<br>Notary Public<br>My Commission Expires: 1/2/05 |
|---|---|

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

# WARRANTY DEED

| **Address New Owner:**<br>Christopher Hamilton Raggio<br><br>2107 Fairfax Avenue #203<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map No. 104.12<br>Parcel No. 107.00 CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill A Harleman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Hamilton Raggio, unmarried and Donald J. Raggio and wife, Rebecca A. Raggio** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2107 Fairfax Avenue #203, Nashville, TN, 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this June 4, 2003.

Jill A. Harleman
Jill A Harleman

Davidson County DEEDWARR
Recvd: 06/10/03 15:07 2pgs
Fees:13.00 Taxes:592.00
20030610-0080107

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jill A Harleman**, 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, at office, this 4th day of June, 2003.

J. Michael Morgan
Notary Public

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, Building One on the Plan of Ashley Place Condominiums of record in Book 6200, page 462, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Ashley Place Condominiums, a horizontal property regime established by Master Deed of Record in Book 6839, page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jill A. Harleman, unmarried by deed dated September 17, 1998 from Joe Alexander, Jr. and Yumi Alexander, husband and wife, of record in Book 11143, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Ashley Place Condominium, of record in Book 6839, page 635, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 332, page 115, and Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee.