This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050483

Davidson County DEEDWARR
Recvd: 08/15/05 14:00 3 pg
Fees:18.00 Taxes:288.60
20050815-0096366

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Same

New Owner is:
Luciano and Mariella Racco, Jr.
1318 Quail Valley Road
Nashville, TN 37214

MAP: 108-08-O-C
PARCEL: 22.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Candy Reedus, an unmarried woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Luciano Racco, Jr. and wife, Mariella Racco**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 22, Lot No. 28, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, pages 127 and 128, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Candy Reedus, an unmarried woman by Warranty Deed from Rita Scales, an unmarried woman dated February 23, 2001, recorded February 23, 2001, in Instrument No. 200102230017241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on Plat of record in Book 5800, page 127 & 128, Register's Office, Davidson County, Tennessee; (2) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Quail Valley Condominiums, Phase VI, as of record in Book 5800, pages 127 & 128; and Master Deed of record in Book 5884, page 534, made applicable in Book 5970, page 828; amended in Book 6081, page 130, and Bylaws of record in Book 5884, page 566, made applicable in Book 5970, page 828, Restrictions of record in Book 5931, page 508; Deed containing Restrictions in Book 4800, page 254, Charter

Amendments of record in Book 6371, page 105, and Book 7872, page 35; and all matters on Plat of record in Book 5200, page 433, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CR Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of August, 2005.

GRANTOR:

Candy Reedus

Candy Reedus

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Candy Reedus , an unmarried woman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of August, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

SWORN TO and subscribed
before me this 5th day of
August, 2005

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008