G-21286-4

Book 147

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 09:22 2 pg:
Fees:13.00 Taxes:717.43

20080414-0037268

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$193,900.00.**

Kathy Davidson
Affiant

Subscribed and sworn to before me, this the 11th day of April, 2008.

Notary Public

My commission expires: 5/23/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia P. Harrington	New Owner	**Map 142-7C, Parcel 077.00CO**
104 Newsom Green		
Nashville, TN 37221		

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,

Mark Grasela and wife, Teresa Grasela and Donna L. Becker and husband, Marvin Becker

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

Patricia P. Harrington

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 77 as specified on the Plat shown in the Master Deed, on the Plan of Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, Certificate of Correction and Affidavit in Book 7467, page 279, and First Amendment in Book 7482, page 312, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mark Grasela and wife, Teresa Grasela by Deed from Alice H. Seaver and James R. Seaver, as Trustee of the Revokable Trust of Robert S. Seaver and Alice H. Seaver, of record in Instrument No. 20010801-0081613, Register's Office for Davidson County, Tennessee. The said Mark Grasela and wife, Teresa Grasela having quitclaimed their interest in the property to Mark Grasela and wife, Teresa Grasela and Donna L. Becker and husband, Marvin Becker, of record in Instrument No. 20011227-0142651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 7184, page 44, Certificate of Correction and Affidavit of record in Book 7467, page 279, and in First Amendment of record in Book 7482, page 312, and By-Laws in Book 7184, page 71, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Donna L. Becker and Marvin Becker, pursuant to a Power of Attorney executed by same on the 3rd day of April, 2008, of record in Instrument No. 20080414 0037267 **Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **104 Newsom Green, Nashville, TN 37221**

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 my/our hand(s) this **11th** day of **April, 2008.**

Mark Grasela

Teresa Grasela

Donna L. Becker

By: Mark Grasela, Attorney in Fact
Mark Grasela, Attorney in Fact

Marvin Becker

By: Mark Grasela Attorney in Fact
Mark Grasela, Attorney in Fact

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 **Mark Grasela and Teresa Grasela,** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 **Mark Gracela,** 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 **Donna L. Becker and Marvin Becker,** 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 **Donna L. Becker and Marvin Becker** for the purpose therein contained, by signing the name of **Donna L. Becker and Marvin Becker** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **April, 2008**.

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.