SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES: 07/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT5476

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ragghianti and William Ellis	William Ellis	135-16-0-A 025.00 CO
(NAME)	(NAME)	
2408 Ravine Drive	912 Elmins Run Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, LaSalle Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James A. Ragghianti MARRIED and William Ellis MARRIED,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, described as follows:

Being Lot No. 41 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, as of record in Plat Book 5200, page 186, 187, 188, 189, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Judith Linn Strouse and husband, Kim C. Strouse by Warranty Deed from Akbar K. Arab and Mohammad Arab dated February 13, 1987 and recorded February 18, 1987 in Book 7139, Page 677, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to LaSalle Bank, N.A. by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated January 3, 2008 and recorded January 9, 2008 in Instrument Number 20080109-0002742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2408 Ravine Drive Nashville 37217
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee James A. Ragghianti and William Ellis, and his/her/their assigns, forever.

Said LaSalle Bank, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 06/05/08 11:09 2 pgs
Fees:13.00 Taxes:421.80
20080605-0057835

IN WITNESS WHEREOF, the said LaSalle Bank, N.A.., has executed this deed this 9th day of April, 2008

LaSalle Bank, N.A. by Residential Funding Company LLC
f/k/a Residential Funding Corporation, Attorney in Fact

By

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chad Greenfield, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMAJO of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said LaSalle Bank, N.A.., the within named bargainor, and that he/she as such PMAJO, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20071102-0129361 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9th day of April, 2008

Notary Public

My Commission expires: _____

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT5476