PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Davidson County DEEDWARR
Recvd: 02/19/09 16:20 2 pgs
Fees:13.00 Taxes:1476.30

20090219-0014681

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49754
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hudson B. Ragan 507 Almonte Court Nashville, Tennessee 37215	Same As New Owner

TAX MAP-PARCEL NUMBERS: 131050C50700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roderick C. Sandeen and spouse, Patricia A. Sandeen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hudson B. Ragan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.507 of The Hillsborough horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plant to the Master Deed of record in Book 6250 page 699 and further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Roderick C. Sandeen and spouse, Patricia A. Sandeen by warranty deed from Caren Ann Shaffer, unmarried, dated May 1, 2006 and recorded on May, 2006 of record in Doc. No. 20060501-0050060, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 699, and further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, dated September 25, 1985, of record in Book 6702, page 330,said Register's Office. The provisions of the condominium Master Deed of record in Book 6822, page 721, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 507 Almonte Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of February, 2009.

Roderick C. Sandeen

Patricia A. Sandeen

State of TENNESSEE
County of DAVIDSON

On this 13th day of February, 2009 , before me the undersigned authority, personally appeared Roderick C. Sandeen and Patricia A. Sandeen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Sworn and subscribed before me this the 13th day of February, 2009

Notary Public

My Commission Expires: 3/21/11

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY