Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000.00

Affiant

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Subscribed and sworn to before me, this 7 day of March 2013.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 03/08/13 12:28 3 pgs
Fees:18.00 Taxes:11.10
20130308-0023377

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Linda Alexander Owens 5424 Overton Rd. Nashville TN 37215	Same	092060364.00.

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James A. Ragghianti and wife Mary Ragghianti hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Linda Alexander Owens an unmarried person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the map of L.C. Thuss' subdivision of a part of the Barrow Lanes as of record in Book 547 Page 102 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Owens and James A. Ragghianti by deed from Mary Lindsay Polk a widow and LIndsay Polk Stone single of record in Book 5767 Page 97 Register's Office for Davidson County, Tennessee dated 7/2/81. James A. Owens having conveyed his interest to Linda Alexander Owens by deed of record in Instrument No. 20080829-0089143 Register's Office for Davidson County, Tenenssee.

This conveyance is made subject to the following: 1) 2013 taxes which are not yet due and payable. 2) Plan of L C Thuss' Subdivision of a part of the Barrow Lanes of record in Book 547 Page 102 Register's Office for Davidson County, Tennessee. 3) all easements and restrictions of record

This property is improved property known as 737 28th Ave N., Ave, Nashville, Tennessee 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 7 day of March, 2012.

James A. Ragghianti

Mary Ragghianti
Who joins in this conveyance for the purpose of conveying
Any marital interest she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Ragghianti and wife Mary Ragghianti the bargainor(s), 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 7 day of March, 2012.

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission expires: 6-9-16

FILE NO: 07523

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

