Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 7 day of March, 2012.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 03/08/13 12:30 3 pgs
Fees:18.00 Taxes:617.90
20130308-0023378

Address of New Owner:	Send Tax Bills to:	Tax Information
James A. Ragghianti 4421 Alcott Dr. Nashville TN 37215	Same	104150210.00

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 Linda Alexander Owens an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James A. Ragghianti and wife Mary Ragghianti hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 50 feet of Lot No. 59 on the Plan of Sunset Park Subdivision as of record in Book 332 Page 1332 Register's Office for said County. Said easterly part of Lot No. 59 fronts 50 feet on the southerly side of West Ashwood Avenue and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to James E. Owens and James A. Ragghianti by deed from Woodson J. Martin, Jr. and wife Clara C. Martin of record in Book 6725 page 650 Register's Office for Davidson County, Tennessee dated 11.26.1985. James E. Owens having conveyed his interest to Linda Alexander Owens by deed of record in Instrument No. 20080829-0089144 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All taxes which are currently due or not yet due and payable. 2) Plan of Sunset Park Subdivision of record in Book 332 Page 1332 Register's Office for Davidson County, Tennessee. 3) all easements and restrictions of record

This property is improved property known as 2135 Ashwood Ave. Nashville, Tennessee 37212

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.

Linda Alexander Owens

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Alexander Owens 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 9 day of March, 2012.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

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.

