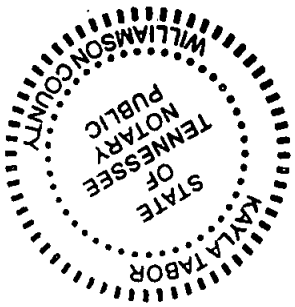
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of May 2019 Notary Public MY COMMISSION EXPIRES: 4/21/2020 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Neil Raggio and Elizabeth Raggio	Newowners	131 03 0 204.00
(NAME)	(NAME)	
1707 Temple Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew H. Greene and wife, Mira Klode Lambert Ferland**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neil Raggio and Elizabeth Raggio, husband and wife,,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew H. Greene and wife, Mira Klode Lambert Ferland by Warranty Deed from Oscar Reid Linn and wife, Catherine R. Linn dated April 15, 2014 and recorded April 17, 2014 as Instrument No. 201404170032109, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1707 Temple Ave., Nashville, TN 37215

Karen Johnson Davidson County
Batch# 234349 **DEEDWARR**
05/24/2019 09:36:15 AM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20190524-0049289

File Number: GRN-1904635SSO

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 our hands this 23 day of May, 2019

Matthew H. Greene

Mira Klode Lambert Ferland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew H. Greene and wife, Mira Klode Lambert Ferland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1904635SSO

This instrument Prepared By:

Ferman Title & Escrow. LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

File No.: 15521

SPECIFIC DURABLE POWER OF ATTORNEY

Know all men by these presents: That I, Elizabeth Raggio, do by these presents hereby make, constitute and appoint Neil Raggio, true and lawful attorney in fact for me and in my name, place and stead, to take the following actions on my behalf:

1. To do all acts necessary to purchase the property located at 1707 Temple Avenue, Nashville, TN 37215 known as:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of Neil Hunt's Subdivision, as of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Including, but not limited to signing purchase money, notes and Deed of Trust in the amount up to $785,000.00

Granting and giving unto my attorney-in-fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do personally present, with full power of substitution. It is my express intent that this power of attorney shall be durable in nature and all powers herein conferred to my attorney-in-fact shall survive my subsequent disability, either physical or mental.

This specific durable power of attorney shall expire 180 days from the date of signing.

IN TESTIMONY WHEREOF, Elizabeth Raggio has hereunto set his/her/their hand this 17th day of May, 2019.

_____ Elizabeth Raggio

STATE OF _____ COUNTY OF _____ See attached

Personally appeared before me, the undersigned notary public, Elizabeth Raggio, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this _____ day of May, 2019.

_____ Notary Public My Commission Exp: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On May 17, 2019 (Date) before me, L. Picone, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Elizabeth Wright Raggio (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. PICONE
Comm. No. 2119891
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Aug. 14, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L. Picone
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Specific Durable Power of Attorney

Document Date: May 17, 2019 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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