#7206
Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/30/04 09:08 2pgs
Fees:13.00 Taxes:454.73

20040130-0011523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David ~~Flannigan~~ Flanagan JR.	First Horizon ~~Wholesale~~ Home Loan Corp.	Map 87
(NAME) 5938 Colchester Drive	(NAME) 4000 Horizon Way	Group 05-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irving, Tx. 75063	Parcel 62
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert A. Graves and Wife, Terri D.F. Graves , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David ~~Flannigan~~,* unmarried , 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:

* Flanagan JR.

Being Lot No. 88, Resubdivision of Lots 88 and 89, Farmington Woods, Phase II, Section I, as of record in Plat Book 7900, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Graves and Wife, Terri D.F. Graves by Warranty Deed dated March 24, 2000 from Robert Mark Milele and wife, Jamie Milele of record in Instrument No. 20000328-0031047, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8423, page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409 Book 9006, Page 414Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8245, Page 768 Register's Office for said County.

Easement to Metro as shown of record in Instrument No. 20020603-0066713, Register's Office for said County.

Quitclaim Deeds to Homeowner's Association as shown of record in Book 8245, Page 772 and Book 8310, Page 341, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5938 Colchester Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of January, 2004.

Robert A. Graves

Robert A. Graves

Terri D.F. Graves

Terri D.F. Graves

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert A. Graves and wife, Terri D.F. Graves the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/23/2004

My Commission Expires: 1-23-06 Tracey Triumphour

Notary Public

TRACEY TRIUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23120359

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122