Return to: First Title and Escrow Company, Inc.
File Number 24960 Box 9B

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$190,000.00~~ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Graffanino	**Countrywide Home Loans**	**103-6-60**
(NAME)	(NAME)	
5515 Oakmont Circle	**3011 Armory Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37204**	
(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, **Patricia J. McNeill-Conard,**** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Christopher D. Graffanino and wife, Heather D. Graffanino**, 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: ****unmarried**

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Richland Meadows, Section IV, of record in Plat Book 2330, Page 95, and as amended in Plat Book 9536, Page 311, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia J. McNeill, unmarried by deed from Carol B. Wilson of record in Instrument No. 20050412-0040619 Register's Office for Davidson County, Tennessee. The said Patricia J. McNeill is now known as Patricia McNeill Conard.

This conveyance is subject to the following:
Restrictive Covenants of Record in Book 2541, page 577
The Plan of Record in Book 2330, page 95 and amended in Book 9536, page 311
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **5515 Oakmont Circle, Nashville, TN 37209**

(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 hand this 30th day of January, 2006.

Davidson County DEEDWARR
Recvd: 02/03/06 16:06 2 pgs
Fees:13.00 Taxes:740.00

20060203-0014067

Patricia J. McNeill-Conard

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 Patricia J. McNeill-Conard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2006.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007