Davidson County DEEDWARR
Recvd: 03/07/06 11:35 2 pgs
Fees:13.00 Taxes:548.71

20060307-0026246

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. MT. JULIET ROAD
MT. JULIET, TN 37122
06TN00900

WARRANTY DEED

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR ~~VALUE~~,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$148,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of FEBRUARY, 2006

Notary Public

MY COMMISSION EXPIRES: 2/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK RODDY	THE LENDING GROUP	087-05-0-A
5938 COLCHESTER DRIVE	13901 SUTTON PARK DR. S STE. 150	062.00-CO
HERMITAGE, TN 37076	JACKSONVILLE, TN 32224-229	

FOR AND IN 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,

DAVID FLANAGAN, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK RODDY, MARRIED

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:

Being Lot No. 88, Resubdivision of Lots 88 and 89, Farmingham 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 David Flanagan, Jr. unmarried, by Warranty Deed from Robert A. Graves and wife, Terri D.F. Graves, dated 1-23-04 and recorded 1-30-04 in Instrument Number 20040130-0011523, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Robert A. Graves and wife, Terri D.F. Graves, by Warranty Deed from Robert Mark Milele and wife, Jamie Milele, dated 3-24-00 and recorded 3-28-00 in Instrument Number 200003280031047, Register's Office for Davidson County, Tennessee. David Flanagan, Jr. is also known as David Flanagan.

Subject to Restrictive Covenants of record in Book 8238, page 176, as amended in book 8351, page 533, book 8423, page 784 as re-recorded in book 8424, page 426 and further amended in book 8447, page 635, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 8245, page 768, in the Register's Office of Davidson County, Tennessee.

Subject to P.U.D. Boundary Plat of record in Book 7900, page 173, in the Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 8199, page 852, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **5938 COLCHESTER DRIVE, HERMITAGE, TN 37076**
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 28th day of FEBRUARY, 2006.

David Flanagan Jr., By Kelley Hollingsworth Atty. in fact

DAVID FLANAGAN, JR., BY KELLEY HOLLINGSWORTH, ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 28th day of FEBRUARY , 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of_____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 28TH day of February, 2006, before me personally appeared Kelley Hollingsworth to me known to be the person who executed the foregoing instrument in behalf of David Flanagan, Jr. as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said David Flanagan, Jr.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of February, 2006.

Commission Expires: 2/24/09 Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.