WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/06 11:31 2 pgs
Fees:13.00 Taxes:277.50

20060519-0059106

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF DAVIDSON Volusia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$75,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

HOLLY HARTER
MY COMMISSION # DD 248832
EXPIRES: September 10, 2007
Bonded Thru Budget Notary Services

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
Mark Raynor	**Countrywide Home Loans, Inc.**	**71-12-241**
(NAME)	(NAME)	
716 Ward St.	**750 Old Hickory Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(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, The Vincik Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Raynor and Yan Raynor, 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:

Lot 10, Plan of Meadowdale Acres Subdivision, as shown on plat of record in Plat Book 2083, Page 12 in the Register's Office of Davidson County, Tennessee to which plat is hereby made for a more particular description of said property.

Being the same property conveyed to Citifinancial Inc. by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee dated April 22, 2005, recorded April 28, 2005 as Instrument No. 20050428-0047262, Register's Office of Davidson County, Tennessee and then further conveyed to The Vincik Group, LLC by Special Warranty Deed from Citifinancial, Inc. a Tennessee Corporation dated May 31, 2005, recorded June 9, 2005 in the Register's Office of Davidson County, Tennessee as Instrument No. 20050609-0065931.

unimproved ☐

This is improved ☒ property, known as **716 Ward St., Nashville, TN 37207**
(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 15th day of May, 2006.

HOLLY HARTER

ASHLEY PENNELL

The Vincik Group, LLC

By: _____
Richard Vincik

Richard Vincik for The Vincik Group, LLC

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Vincik, by and on behalf of The Vincik Group, LLC, the bargainor, 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 15TH DAY OF MAY, 2006.

Commission expires:

Notary Public

HOLLY HARTER
MY COMMISSION # DD 248832
EXPIRES: September 10, 2007
Bonded Thru Budget Notary Services