File No. 20060246

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/06 10:20 2 pgs
Fees:13.00 Taxes:887.63
20060629-0077889

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian McConnell	Greenpoint Mortgage Funding	34-7A-42.00 CO
(NAME) 3180 Broken Arrow St.	(NAME) 3650 Mansell Rd., #440	
(ADDRESS) Norco, CA 92860	(ADDRESS) Alpharetta, GA 30022	
(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, Jimmy Graham Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K McConnell,* and wife, Michelle S. McConnell 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. 10 on the plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, Page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jimmy Graham Jr., unmarried by deed from Robert J. Thoms, dated April 5, 2005, of record in Instrument No. 20050414-0041589, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6628, page 577; Book 6646, Page 543; Book 7675, Page 804; Book 8402, Page 569; Book 10672, Page 743; and Instrument No. 200108170089318, said Register's Office.

Subject to Charter of record in Book 7637, Page 813, said Register's Office.

Subject to Memorandum of Lease of record in Instrument No. 200210310133538, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2022 Spring Branch Drive, Madison, TN 37115
(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 27th day of June, 2006.

Jimmy Graham Jr.

File No. 20060246
STATE OF TENNESSEE

COUNTY OF SUMNER

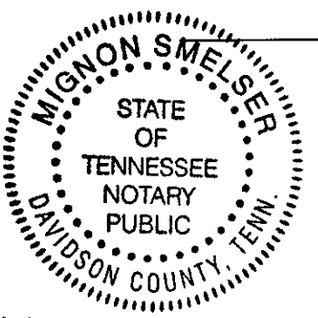
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Graham Jr., unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within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

Witness my hand and official seal this 27th day of June, 2006.

Commission expires:

11-22-08

Notary Public



My Commission Expires NOV. 22, 2008

AFTER RECORDING RETURN TO: