03

Realty Title 78-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2006.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/11/06 15:31 2 pgs
Fees:13.00 Taxes:1332.00
20060911-0112477

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Margaret Velligan	NEW OWNER	Map 131-4
(NAME) 1046 Calle Ricodo, Suite G	(NAME)	Parcel 7
(ADDRESS) San Clemente, CA 92673	(ADDRESS)	
(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, **BRYAN CHURCH AND STEPHEN T. CHURCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY MARGARET VELLIGAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised and Corrected Plan of Lots No. 1 to 13, inclusive, Park View Subdivision, of record in Plat Book 843, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bryan Church and Stephen T. Church by deed from Joseph M. Thomas and wife, Rebecca A. Thomas, of record as Instrument No. 20060801-0093426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 843, page 19, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4218 Granny White Pike, Nashville, TN 37204
(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 our hands this 6 day of September, 2006.

Bryan Church

Stephen T. Church

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 Bryan Church and Stephen T. Church, 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 6 day of September, 2006.

Commission expires:



Notary Public