THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/19/06 09:01 2 pgs
Fees:13.00 Taxes:400.18
20061019-0129662

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Rhonda McConnell 3552 Gondola Drive Antioch, TN 37013	NEW OWNER	150-03-0-186.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is ~~$108~~,157.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 2006.

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian Adams and Erin Adams**, husband and wife (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Rhonda McConnell and Anthony McConnell**, wife and husband herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot No. 53-B on the Plan, Chelsea of Priest Lake, Section 1-B, as of record in Book 6250, Page 8, as amended in Plan Book 6250, Page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Erin ~~Riggleman~~ Riggleman and Brian Adams by Warranty Deed from Stephanie Lee Friton Jones, married, of record in Instrument No. 20021218-0155857, dated November 27, 2002, Register's Office for David son County, Tennessee

NOTE: Erin Riggleman is now married and known as Erin Adams

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. Restrictive Covenants/ Declaration of Covenants, Conditions and Restrictions contained in Instrument(s) of record in Book 6213, Page 806 and Book 6298, Page 539, Register's Office for Davidson County, Tennessee

THIS IS **improved** PROPERTY KNOWN AS 3552 Gondola Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 16th day of October, 2006

Brian Adams

Erin Adams

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Brian Adams and Erin Adams and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 16th day of October, 2006.

Notary Public

My Commission Expires: 5/24/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY