WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF NOVEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean M. McConnell	Mortgage Company of America	**61-12-52**
(NAME)	(NAME)	
1241 Plymouth Avenue	2416 21st Avenue South, Ste 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37212	
(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, **Jonathan S. Phillips and wife, Christine K. Phillips,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean M. McConnell and Mary S. McConnell, 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:

BEING Lot No. 31 and a portion of Lot No. 32, on the map showing the re-subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 60 feet on the northerly side of Plymouth Avenue and runs back between parallel lines 180 feet to a dead line. The portion of Lot No. 32 is described as the east 15 feet of Lot No. 32 on the map showing the re-subdivision of certain lots in Eastdale Place as of record in Book 974, Page 22, in the Register's Office for said County.

BEING the same property conveyed to Jonathan S. Phillips, unmarried by deed from Rodney Allan Bohem and Marsha Ruth Bohem, husband and wife dated March 5, 2003 recorded on March 7, 2003 in Instrument No. 20030307-0030517, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1241 Plymouth Avenue, Nashville, TN 37216**

(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.

Davidson County DEEDWARR
Recvd: 12/01/06 10:11 2 pgs
Fees:13.00 Taxes:580.53
20061201-0148374

Witness **my hand** this **17th day of November, 2006.**

Jonathan S. Phillips

Christine K. Phillips

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jonathan S. Phillips,*** ~~unmarried~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **17th day of November, 2006.**

Commission expires: **7/19/2008**

My Commission Expires JULY 19,2008

Justin Tatum Notary Public

*and wife, Christine K. Phillips

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.