Return to:

WARRANTY DEED

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

File No.: 2008110001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Heather A Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of December, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Green and Partners	Community First Bank & Trust	072-03-0-180.00
(NAME)	(NAME)	
1120 Howard Ave	9115 Carothers Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, I/WE, Regina O' Connell, individually, and as Executrix of The Estate of Wanda F. Graham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Green* ~~xxxxxxxxx~~ 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:

*Daniel Green, a married man

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 135 on the plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wanda F. Graham, unmarried, by Warranty Deed from Richard A. Eschbach, single, dated 09/27/88, recorded 09/29/88, in Book 7664, Page 406, Register's Office for Davidson County, Tennessee. The said Wanda F. Graham having since died on March 2, 2006.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1120 Howard Ave, Nashville, TN 37216
(House Number) (Street) (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/our hand(s) this 5th day of December, 2008.

The Estate of Wanda F. Graham

BY: Regina O'Connell
Regina O'Connell, Executrix

Regina O'Connell
Regina O'Connell, individually

Davidson County DEEDWARR
Recvd: 12/19/08 08:47 2 pgs
Fees:13.00 Taxes:266.40

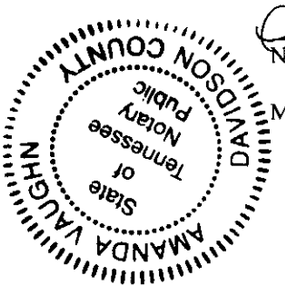
20081219-0121353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Regina O'Connell, individually, and as Executrix of The Estate of Wanda F. Graham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of December, 2008.

Amanda Vaughn
Notary Public



My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206