Return to: File Box 9-B
First Title and Escrow Co.
ftec file # 29079

BILL GARRETT, Davidson County
Trans: T20090073406 DEEDWARR
Recvd: 10/28/09 15:47 2 pgs
Fees: 13.00 Taxes: 1846.30
20091028-0099669

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2009.

Notary Public
My commission expires: _____

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires FEB 19 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul M. Connelly 848 Lakemont Drive Nashville, TN 37220	Flagstar Bank P.O. Box 7026 Troy, MI 48007	160-09-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cristian S. Torres, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paul M. Connelly and wife, Jamieson P. Connelly,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Oak Hill Estates, Section 2, as shown on plat of record in Plat Book 4460, Pages 36, 37, and 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cristian S. Torres by deed from Richard Phillip Staley and Linda Ann Staley of record as Instrument Number 20060306-0025792, in the Register's Office for Davidson County Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 848 Lakemont Drive, Nashville, TN 37220

Jessica L. Dinan (a/k/a Jessica Torres) joins in this instrument to convey any and all marital interest she has in the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 23rd day of October, 2009.

Cristian S. Torres

Cristian S. Torres
by Danielle Griggs, attorney-in-fact

by Danielle Griggs, Attorney in fact

Jessica L. Dinan aka Jessica Torres

Jessica L. Dinan (a/k/a Jessica Torres)
by Danielle Griggs, attorney-in-fact

by Danielle Griggs, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danielle Griggs,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Cristian S. Torres** and **Jessica L. Dinan** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Cristian S. Torres** and **Jessica L. Dinan**.

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of October, 2009.

FATIMA E. RUBERTO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: Commission Expires November 28, 2011

FILE NO: 2009101388