Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110059777 DEEDWARR
Recvd: 09/27/11 08:27 2 pgs
Fees:13.00 Taxes:2068.30
20110927-0074499

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raeanna Adams	SunTrust Mortgage	
1405 Paris Avenue	(NAME) 401 Commerce St. #6100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	11801007400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS G. MCCONNELL AND WIFE, LISA GOEHRING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAEANNA ADAMS, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 69, VICTORIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS G. MCCONNELL AND WIFE, LISA GOEHRING BY WARRANTY DEED FROM KEITH BORDEAUX, UNMARRIED, RECORDED ON THE 22ND DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090622-0058129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 10 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1405 Paris Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 26th day of September, 2011.

Thomas G. McConnell by John Gleaves,
Attorney In Fact

Lisa Goehring by John Gleaves, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas G. McConnell and wife, Lisa Goehring and who acknowledged he executed the same as the free act and deed of the said Thomas G. McConnell and wife, Lisa Goehring.

Witness my hand and official seal, this the 26th day of September, 2011.

Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903