WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

My Comm. Exp. July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Paine	**David H. Paine**	**104-13-F-117CO**
(NAME)	(NAME)	
117 Brighton Close	**117 Brighton**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(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, **L.J. MULHALL (a/k/a Lawrence J. Mulhall) AND WIFE, MARILYN R. MULHALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID H. PAINE AND KATHLEEN M. MONAGHAN**, 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:

LAND in Davidson County, Tennessee, being Lot No. 117 on the plan of Brighton close Phase 1A, 1B, 1D and Phase II, of record in Book 6900, Page 869, Register's Office for said County, which plan and record are incorporated herein and made a part hereof by reference.

Being the same property conveyed to L. J. Mulhall by deed from G & W Partners, a Tennessee General Partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale, Jr. of record in Book 7890, Page 369 Register's Office for Davidson County, Tennessee.

Marilyn R. Mulhall, wife of the said L. J. Mulhall, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all existing easements of record.

unimproved ☐

This is improved ☒ property, known as **117 Brighton, Nashville, TN 37205**

(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.

Witness our hands this 10th day of April, 2002.

Christine Hendrix

Diane R Bolen

Lawrence J Mulhall
BY: Marilyn R Mulhall Attorney In Fact
Lawrence J. Mulhall
By: Marilyn R. Mulhall, his Attorney-In-Fact

Marilyn R Mulhall
Marilyn R. Mulhall

Davidson County DEEDWARR
Recvd: 04/24/02 10:33 2pgs
Fees:13.00 Taxes:1258.00

20020424-0050436

STATE OF OREGON

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn R. Mulhall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Medford, Oregon this 8 day of April, 2002.

Commission expires: 1-22-04

Kathy Bolien
Notary Public

OFFICIAL SEAL
KATHY BOLIEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 330299
MY COMMISSION EXPIRES JAN. 22, 2004

STATE OF OREGON

COUNTY OF Jackson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marilyn R. Mulhall with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Lawrence J. Mulhall (a/k/a) L. J. Mulhall and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Medford, Oregon this 8 day of April, 2002.

Commission expires: ~~July 26, 2003~~ 1-22-04

Kathy Bolien
Notary Public

OFFICIAL SEAL
KATHY BOLIEN
NOTARY PUBLIC-OREGON
COMMISSION NO 330299
MY COMMISSION EXPIRES JAN 22, 2004