THIS INSTRUMENT PREPARED BY:
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Franklin, TN 37065-0708;
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After recording return to:
Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN. 37130

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Cris Milner Kellie Milner 5313 Windypine Drive Nashville, TN 37211	Bank of America 9000 Southside Blvd Jacksonville, FL 32256	19-172.03OB-011.CO

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, ***Brian T. Hanrahan and wife, Julie A. Hanrahan***, hereinafter ***Grantor***, has bargained and sold by these presents does transfer and convey unto ***Cris Milner and wife, Kellie Milner*** hereinafter ***Grantees***, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Woodland Phase 2, of record in Plat Book 6900, page 635. Register's Office for Davidson County, to which reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Brian T. Hanrahan and Julie A. Hanrahan by deed from Westminster Homes, dated 6/30/98 of record in book 11018, page 441 Reg. Off.for Davidson Co., Tennessee.

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. 2004 property taxes which have been prorated and assumed by Grantee;
2. All restrictions of record {bk/page: 7334/109; 7408/250; 7516/37; 8486/463; 8622/390; 8634/224; re-recorded by book 8643, page 675.
3. Common area conveyance in book 8472, page 310;
4. Charter of HOA in book 8454, page 246;
5. Deeds of conveyance to Metropolitan Govt of Nashville for storme water & sewers in Book 8541, Page 241 and book 8541, page 247 – Easement for storm water detention in book 7336, page 3.
6. All visible easements;
7. All matters appearing on the plan of record;
8. All applicable governmental and zoning regulations.

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, successors and assigns, forever;

Davidson County DEEDWARR
Recvd: 09/20/04 09:18 2pgs
Fees:13.00 Taxes:814.00
20040920-0112566

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 5313 Windypine Drive, Nashville, TN 37211

WITNESS MY HAND(S) THIS 17th day of September, 2004, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

BRIAN T. HANRAHAN

JULIE A. HANRAHAN

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, the undersigned, a Notary for said state and county, BRIAN T. HANRAHAN and JULIE A. HANRAHAN, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 5/19/07

NICHOLSON HILLTOP KY NOTARY PUBLIC AT LARGE JOHN M. WILLIAMSON CO

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 220,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned this 17th day of September, 2004 in Franklin, Williamson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

NICHOLSON HILLTOP KY NOTARY PUBLIC AT LARGE JOHN M. WILLIAMSON CO