Davidson County DEEDWARR
Recvd: 12/06/05 13:51 2 pgs
Fees:13.00 Taxes:296.00

20051206-0146801

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

05-3131

GERRY D. VADNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE

IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF December, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark Connolly and wife, Mary Connolly	**Same**	**Map 076-050**
309 Leesa Ann Court	**Address**	**Parcel 023.00**
Hermitage, TN 37076		

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 VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, Charles G. Connolly and Sharron Connolly, husband and wife, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Connolly and wife, Mary Connolly, 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, Tennesse, being Lot No. 22 on the Plan of Hidden Hills Subdivision, of record in Plat Book 4860, page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles G. Connolly and Sharron Connolly, husband and wife, on 08/02/04, by deed from Jerry L. Jennette, filed for record on 08/09/04, Instrument No. 20040809-0095533, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 309 Leesa Ann Court, Hermitage, TN 37076

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 hand this 1 day of December, 2005.

Charles G. Connolly
Charles G. Connolly

Sharon L. Connolly
Sharron Connolly

Address: 567 Milan St. N.
Canal Fulton, Ohio
44614

STATE OF Ohio
COUNTY OF STARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles G. Connolly and Sharron Connolly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CANAL FULTON, Ohio this 1 day of December, 2005.

Randall S Jackson
Notary Public RANDALL S. JACKSON

Commission Expiration: 7-16-06

NOTARIAL SEAL
STATE OF OHIO