Davidson County DEEDWARR
Recvd: 06/22/06 10:00 2 pgs
Fees:13.00 Taxes:795.50

20060622-0074503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01539 WHITNEL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Patrick Brian Whitnel and Julie Ann Miller	same	MAP:
4748 Cape Hope Pass		Parcel:98-13A-47.00 CO
Hermitage, TN 37076	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAMIAN MOLONY, AND WIFE, TARYN MOLONY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PATRICK BRIAN WHITNEL, AN UNMARRIED MAN AND JULIE ANN MILLER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4748 Cape Hope Pass, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 16th day of June, 2006.

Damian Molony

Taryn Molony by Damian Molony, attorney in fact
Taryn Molony

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of June, 2006, before me personally appeared Damian Molony 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 **Taryn Molony** and acknowledged that he executed the same as the free act and deed of said **Taryn Molony**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 15, 2009

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 47 ON THE PLAN OF PHASE ONE SECTION TWO, NEW HOPE POINT, OF RECORD IN PLAT BOOK 9700, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WESLEY S.K. DANIEL, UNMARRIED TO DAMIAN MOLONY AS RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068511 AND WARRANTY DEED FROM DEREK HARRIS, AN UNMARRIED MAN, AND CHRISTIE STRICKLAND, AN UNMARRIED WOMAN TO WESLEY S. K. DANIEL, AN UNMARRIED MAN AS RECORDED ON THE 4TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004040033745, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.`.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Damian E. Molony and Taryn R. Molony pursuant to a power of attorney executed by the same on the 01/25/2006, and being filed for in Instrument # 20060622007 4502, Register's Office for Davidson County, Tennessee.

Damian Molony and Damian E. Molony being one and the same person.
Taryn Molony and Taryn R. Molony being one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 16th day of June, 2006.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2009
WILLIAMSON COUNTY, TN