(2)

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2009

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03058 DARNELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sean Darnell	Wells Fargo Bank NA	104090H00300CO
3626 West End Avenue, Apt. 103	PO Box 5708	
Nashville, TN 37205	Springfield OH 45501	

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,

SHIRLEY C. CANNON, AN UNMARRIED WOMAN

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

SEAN DARNELL, AN UNMARRIED MAN

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 3626 West End Avenue, Apt. 103, Nashville, TN 37205

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, unless otherwise set out herein; 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 my hand on the 30th day of April, 2009. Shirley C. Cannon by Mary Cris Anne Cannon, attorney-in-fact

Shirley C. Cannon by Mary Cris Anne Cannon, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of April, 2009, before me personally appeared Mary Cris Anne Cannon 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 **Shirley C. Cannon** and acknowledged that she executed the same as the free act and deed of said **Shirley C. Cannon**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans: T20090032132 DEEDWARR
Recvd: 05/15/09 09:08 2 pgs
Fees: 13.00 Taxes: 823.25

20090515-0044647

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 103, RICHLAND HOUSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, as established under Master Deed of record in Book 7380, Page 470, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Shirley C. Cannon by Warranty Deed from Paulette Smith Osborne, unmarried, recorded August 19, 1993 in Book 9052, Page 264, in the Register's Office, 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 Shirley C. Cannon pursuant to a power of attorney executed by the same on the 04/17/2009, and being filed for in Instrument # 20090515-0044646 _, Register's Office for Davidson County, Tennessee.