WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,300.00

x Gregory M Milan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2000.

x Teresa Milan
Notary Public

MY COMMISSION EXPIRES:. 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200005150048577 Page: 1 OF 2
REC'D FOR REC 05/15/2000 11:09:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $656.01

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Milan	Southeastern Mortgage of Tennessee	MAP 86-04-0 Parcel 25
(NAME) 101 Oak Hollow	(NAME) 115 29th Avenue South	GROUP A
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, TN 37212	
(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,

JERRY LYNN LEMONS AND WIFE, ELIZABETH L. LEMONS

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

GREGORY M. MILAN AND TERESA W. MILAN, 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:

Being Lot No. 24 on the Plan of Oakcrest, Phase 1-B, as of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry Lynn Lemons and Wife, Elizabeth L. Lemons by deed from Frank Batson Homes, Inc. of record in Deed Book 8691, page 214, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7308, page 874; Book 8277, page 830, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 101 Oak Hollow, Hermitage, TN 37076
(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 my/our hand(s) this 2nd day of May, 2000.

Jerry Lynn Lemons

Elizabeth L. Lemons

STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of May, 2000, before me personally appeared Jerry Lynn Lemons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth L. Lemons, and who acknowledged that she executed the same as the free act and deed of the said Elizabeth L. Lemons by virtue of that Power of Attorney, duly executed by the said Elizabeth L. Lemons and being recorded simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of May, 2000.

My Commission Expires: 5/23/02

Notary Public

TRACEY TRUE NOTARY PUBLIC AT LARGE

File Number200004228
RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076