Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/01 17:03 2pgs
Fees:13.00 Taxes:279.35
20010801-0081814

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST **DAY OF JULY, 2001.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GuarantyTitle and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Chappell	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 150-2, Parcel 117**
(NAME)	(NAME)	
3126 Justin Towne Court	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
NAshville, TN 37217	**Memphis, TN 38101**	
(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, **Jimmy L. Mills, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA CHAPPELL, AN UNMARRIED MAN AND RAINEE D. MILLS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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, Tennessee, being Lot No. 23A Zone lot Division of Lots 13, 14, 23 and 24, Resubdivision of Lots 13 thru 26 on the Plan of Justin Towne, Section II of record in Plat Book 5200, Page 588 amending Plat Book 5200, Page 528, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jimmy L. Mills, a single man by deed of record in Instrument No. 20000317-0027510, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jimmy L. Mills by J. J. Love as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20010801-0081813, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **3126 Justin Towne Court, NAshville, TN 37217**

(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 **31st day of July, 2001**.

Jimmy L. Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **31st** day of **July, 2001** before me personally appeared J. J. Love, the person who executed the foregoing instrument on behalf of Jimmy L. Mills, and acknowledged that she executed the same as the free act and deed of the said Jimmy L. Mills, through Power of Attorney granted her, by the said Jimmy L. Mills.

SHARI A. THOMPSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

Commission Expires:
1-29-05