Box 13
~~15~~ 4503

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Millennial Enterprises, Inc.	Millennial Enterprises, Inc.	51-12-85
(NAME) 405 Blue Grass Dr.	(NAME) 900 Conference Dr. ~~405 Blue Grass Dr.~~ 1B #215	
(ADDRESS) Madison, TN 37115	(ADDRESS) Goodlettsville ~~Madison,~~ TN ~~37115~~ 37072	
(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, Catherine Baker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Millennial Enterprises, Inc., 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: The

Being the westerly part of Lot No. 22 on the plan of Montague Park as of record in Book 421, Page 141, Register's Office for said County.

Said part of Lot No. 22 fronts 80 feet on the northerly side of Blue Grass Avenue, and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet theron.

Being the same property as conveyed to James H. Baker and wife, Catherine Baker by deed of record in Book 5346, Page 601, said register's of deeds office. The said James H. Baker having been deceased.

unimproved ☐
This is improved ☒ property, known as 405 Blue Grass Dr., Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 10/30/02 15:27 2pgs
Fees:13.00 Taxes:222.00

20021030-0133169

Witness my/our hand(s) this 11th day of October, 2002.

Catherine Baker

Catherine Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Baker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2002.

Commission expires:

Victor Hazelwood

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006