Box 13 # 8226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(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
Pamela G. Milam	Pamela G. Milam	75-3-6
(NAME)	(NAME)	
501 Des Moines Dr.	501 Des Moines Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Dixie Guest Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela G. Milam, married, 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. 14 on the Plan of Tulip Grove, Section I, of record in Plat Book 3700, Page 106, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Juneau Drive, the northwest corner of the subject lot; thence north 84° 47' east 124.02 feet to a point, the common rear corner of Lots No. 14 and 15; thence with the line between said Lots, southwardly 140.26 feet to a point in the northerly margin of Des Moines Drive; thence with the margin of same westwardly 97.04 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument in the easterly margin of Juneau Drive; thence with said margin of said Drive northwardly 82.82 feet to the point of beginning.

Being the same property conveyed to Dixie Guest Jr and wife, Betty June Guest., by deed of record in Book 4421, Page 384, Register's Office for Davidson County, Tennessee. The said Betty June Guest having since died.

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

unimproved ☐

This is improved ☒ property, known as 501 Des Moines Dr., 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.

Davidson County DEEDWARR
Recvd: 08/13/04 09:09 2pgs
Fees:13.00 Taxes:388.50
20040813-0097936

Witness my hand this 23rd day of July, 2004.

Dixie Guest Jr. by Victor Hazelwood his Atty-in-fact

Dixie Guest Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of July, 2004, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Dixie Guest Jr. and who acknowledged that he executed the same as the free act and deed of the said Dixie Guest Jr., through Power of Attorney granted 7/20/2004 by the said Dixie Guest Jr.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

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