Box 56

Davidson County DEEDWARR
Recvd: 11/19/04 15:52 2pgs
Fees:13.00 Taxes:776.63
20041119-0139461

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2004.

NOTARY PUBLIC AT LARGE ALEXANDER RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

Rachael A. Alexander
Notary Public

My Commission Expires:_____

WARRANTY DEED
THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lloyd N. Soeters
2025 Argo Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
172-15-0-A-210

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris L. McMillan and Tanya A. McMillan, as joint tenants with rights of survivorship** hereinafter referred to as Grantors, hereby transfers and conveys to **Lloyd N. Soeters, Jr., an unmarried man,** hereinafter referred to as 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. 159 on the Plan of Holt Woods, Section Eleven, a Planned Unit Development, of record in Book 9700, Page 408, 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 Chris L. McMillan and Tanya A. Statum, as joint tenants with rights of survivorship, by Warranty Deed from H. M. Sullivan, unmarried, of record in Instrument No. 20010724-0078660, Register's Office for Davidson County, Tennessee.

Chris L. McMillan and Tanya A. Statum are now married to each other and Tanya A. Statum is now known as Tanya A. McMillan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, as amended in Book 10469, Page 57, Register's Office for Davidson County, Tennessee.

By-Laws contained in an instrument of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Charter contained in an instrument of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for conveyance of common areas to Homeowner's Association of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 10316, Page 585, Book 9303, Page 202, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary of record in Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2025 Argo Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 18th day of November, 2004.

Chris L. McMillan

Tanya A. McMillan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris L. McMillan and Tanya A. McMillan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2004.

Notary Public

My Commission Expires: 11-22-05

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