# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/05 11:57 2 pgs
Fees:13.00 Taxes:447.70
**20050201-0011617**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bernie Terrell | New Century Mortgage | 162-13-12 |
| (NAME) | (NAME) | |
| 444 Cedarvalley Drive | 3109 W Martlew Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Tampa FL. 33607 | |
| (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,

Thomas G. Milliken Jr.,

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

Bernie Terrell and wife, Diana R. Terell,

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. 12 on the Revised Plan of Section One, Cedarwood Estates of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Cedarvalley Drive, at the common front corner of Lots 12 and 11; thence with the line between said two lots northwesterly 105.0 feet to a concrete monument, said point being the common westerly corner of Lots 12 and 13; thence with the line between Lots 12 and 13, westerly 118.93 feet to a concrete monument in the easterly margin of Cedarvalley Court; thence with the margin of the same southerly 95.0 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.00 feet; thence around said curve 39.27 feet to a concrete monument in the northerly margin of Cedarvalley Drive; thence with the margin of the same East, 104.96 feet to the point of beginning.

Being the same property conveyed to Thomas G. Milliken, Jr., by Quitclaim Deed from Rebecca H. Milliken of record in Book 7828, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 444 Cedarvalley Drive, Nashville, TN 37211
(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 hand this 31st day of January, 2005.

Thomas G. Milliken Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Thomas G. Milliken Jr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2005.

Commission expires: November 25, 2006

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public