This instrument prepared by:
**Judy Lehman**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

Davidson County DEEDWARR
Recvd: 02/16/05 14:19 3 pg
Fees:18.00 Taxes:453.25
20050216-0017789

File No.: **2120-742317**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Eleventh day of February, 2005**, by and between **The Estate of Martha Lee Latta Mills**, parties of the first part, and **Malcolm Mills, III and Malcom Mills, IV**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

**BEING LOT NO. 95 ON THE PLAN OF HERMITAGE HILLS, SECTION 1, OF RECORD IN BOOK 2900, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:**

**SAID LOT NO. 95 FRONTS 80.0 FEET ON THE SOUTHWESTERLY SIDE OF BONNACROFT DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150.0 FEET.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **075-13-0-071.00**
**X** Improved OR
Unimproved property located at: **256 Bonnacroft Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

The Estate of Martha Lee Latta Mills

Tyler Carlyle Mills

By: By: Tyler Carlyle Mills, Executor

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ***The Estate of Martha Lee Latta Mills** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **its** free Act and Deed.

***Tyler Carlyle Mills, Executor for
Witness my hand and Notarial Seal this **Eleventh day of February, 2005.**

Monte Poe

Notary Public

My Commission Expires: 9-20-08

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**********

Owner's Name: **Malcolm Mills, III**

and Address: **256 Bonnacroft Drive**
**Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Allied Mortgage Group Inc**
**7 Bala Avenue Suite 108**
**Bala Cynwyd, PA 19004**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$122,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Eleventh day of February, 2005.**

Notary Public

My Commission Expires: 9-20-08

MONTE POE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY