

Davidson County DEEDWARR
Recvd: 05/23/05 11:01 2 pgs
Fees:13.00 Taxes:784.05

20050523-0057666

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-21-08

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Hughes	Susan Hughes	105-14-182
(NAME) 829 Hillview Heights	(NAME) 829 Hillview Heights	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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,

JOHN M MILAZO, AND WIFE VIRGINIA MILAZO,

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

SUSAN HUGHES

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 Located in Davidson County, Tennessee described as follows to wit:

Land in Davidson County, being part of Lot 5 on the Plan of the Real Estate of W. W. Henry, Deceased, of record in Minute Book Z, Page 516, County Court Clerk's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Hillview Heights, formerly Woods Avenue, 80 feet west of the corner of Lots 4 and 5; thence southerly and parallel with the line between Lots 4 and 5, 204 ¼ feet, more or less, to the line between Lots No. 5 and 6; thence with the line between Lots No 5 and 6, Westwardly 55 feet; thence northwardly and parallel with the line between Lots No. 4 and 5, 204 ¼ feet, more or less, to the southerly margin of Hillview Heights; thence with the same eastwardly 55 feet to the beginning.

Being the same property conveyed to John M Milazo, and wife Virginia H. Milazo by deed from Craig Deliaessio, John Milazo and Shayne Brasfield, of record in Instrument No. 20040318-0030709, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS 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.

unimproved ☐

This is improved ☒ property, known as 829 Hillview Heights, Nashville, TN

(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/our hand(s) this 13th day of May, 2005.

John M Milazo

Virginia Milazo by Power of Attorney 5/13/05
Virginia Milazo

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 John M Milazo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 13th day of May, 2005

Commission expires: 11-21-06

AMANDA S. WILLIAMS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named John M. Milazo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Virginia Milazo, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Virginia Milazo.

Witness my hand and official seal at Brentwood , Tennessee this 13th day of May, 2005

Commission expires: 11-21-06

Notary Public

AMANDA S. WILLIAMS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.