File No. 251200004

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-1-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/05 11:38 2 pgs
Fees:13.00 Taxes:666.00

20051214-0150118

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Posey	NEW OWNER	12-O-B 5900.00
(NAME) 2108 North Ashford Court	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Myron L. Mills and wife, Lorinda A. Mills, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew C. Posey, UNMARRIED HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 123 on the Plan of Harborview, Phase 1-A, Section Two as shown by plat of record in Plat Book 6900, Page 757, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Myron L. Mills and Lorinda A. Mills by deed from Sang E. Chun and wife, Suzy I Chun of record in Instrument No. 20040224-0020682, recorded on 2/24/2004 at the Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 757, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2108 North Ashford, Nashville, TN 37214
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 9th day of December, 2005.

Myron L. Mills

Lorinda A. Mills

STATE OF Washington
COUNTY OF Benton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Myron L. Mills and Lorinda A. Mills the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of December, 2005.

Commission expires: 6-1-06

Notary Public

File Number: 251200004

~~**RETURN TO:**~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067