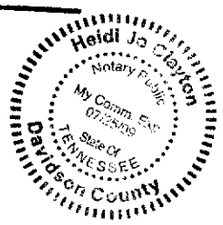
WARRANTY DEED

BOX 13
10847



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 29TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Walden	Kim Walden	150-29
(NAME)	(NAME)	
3121 Anderson Road	3121 Anderson Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennesee 37013	Antioch, TN 37013	
(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, Billy M. Milliken and wife, Mary Margaret Milliken, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim Walden, unmarried, 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Billy M. Milliken and wife, Mary Margaret Milliken, by deed of record in Instrument No. 20030707-0093078, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3121 Anderson Road, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 01/09/06 13:24 3 pgs
Fees:18.00 Taxes:497.65



20060109-0002989

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DEC. 29. 2005 5:30PM ADVANTAGE TITLE 615-777-2015 NO. 4867 P. 14

Witness our hands this 29th day of December, 2005.

Billy M. Milliken

Mary Margaret Milliken

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy M. Milliken and Mary Margaret Milliken with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2005.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
State Of
TENNESSEE
Davidson County

DEC. 29. 2005 5:30PM ADVANTAGE TITLE 615-777-2015 NO. 4867 P. 15

EXHIBIT A

Land lying in the 31st Councilmatic District of Davidson County, Tennessee, being bounded on the north by Anderson Road on the west by Lewellen (Bk. 3314, Page 45 R.O.D.C., TN.) on the south by Wales (Bk. 5504, Page 698 R.O.D. C., TN.) and on the east by Lot 2 of a subdivision of part of the Berry Boyd Dobson Property (Bk. 5190, Page 345 R.O.D. C. TN.) and being the northerly part of the east one-half of Lot No. 6, on the map showing the division of lands mentioned in Mattie Foster V. Robert Foster, as of record in Chancery Plan Book 2, Pg. 157 R.O.D.C., TN, being described according to a survey by Campbell Surveying Co., Inc. (By Ken Morton TN. RIs #623) Dated 1-13-94, more particularly as follows:

Beginning at an iron rod (NEW on the southerly margin of Anderson Road said rod being the northwest corner of lot 2 of a subdivision of part of the Berry Boyd Dobson Property as of record in Book 5190, Page 345, R.O.D.C., TN. And the northeast corner the herein described property thence with the west line of said Lot 2, S 03 degrees 10' 24" W 458.78' to an iron rod (OLD) thence with the northerly line of Wales as of record in Book 5438, Page 205 R.O.D.C., TN N 86 degrees 48' 30" W 89.48' to an iron rod (OLD) in the westerly line of the Leroy Lewellen Property as of record in Book 3314, Page 45 R.O.D. C., TN. Thence with said Lewellen's easterly line N 03 Degrees 10' 25" E. 460.69' to an iron rod (NEW) on the southerly margin of Anderson Road. Thence with the southerly margin of Anderson Road S 85 degrees 35' 19" E. 89.50' to the point of beginning and containing 0.94 acres.