File No. 260701393

WARRANTY DEED

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2~~ 2009

(AFFIX SEAL)

KELLY ANN CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney J. Millard	Same	026-07-0
(NAME)	(NAME)	187.00
117 Digby Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/03/06 08:43 2 pgs
Fees:13.00 Taxes:543.90
20060803-0094336

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, I, **Jewel Thompson Sadler, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sidney J. Millard and Myrna W. Millard** ~~, married,~~ HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: husband and wife

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 299, Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jewel Thompson Sadler, unmarried, by Warranty Deed dated November 26, 1991 of record in Book 8496, Page 74, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 6900, Page 845; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Charter as of record in Book 6396, Page 542 and Book 8192, Page 65; Sanitary Sewer Easement as of record in Book 6117, Page 290; Water Main Dedication as of record in Book 8139, Page 569; Waterline Easement as of record in Book 4377, Page 94; TVA Easement as of record in Book 2487, Page 227 and Book 3067, Page 181and Quit Claim to Home Owners Association for common area as of record in Book 7864, Page 369, said Register's Office

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 117 Digby Court, Goodlettsville, TN 37072
(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), Their 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), 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 hands this 28th day of July, 2006.

Jewel Thompson Sadler

Jewel Thompson Sadler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jewel Thompson Sadler, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

File Number: 260701393

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