WARRANTY DEED

G-CHL-06-416

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMILYN DERRBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Zachary Mills	Same	
416 Patina Circle	(NAME)	91-14-B-10 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL BLAKE FULTON, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH ZACHARY MILLS AND WIFE, LORI MILLS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 10, PATINA, FIRST REVISION, as shown on plat of record in Instrument No. 200407070080650, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Blake Fulton, a single person by Warranty Deed from Shamrock Holdings, Inc., a Tennessee corporation, recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065385, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 200407070080650; 200309300144301; 200308200120431, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 416 Patina Circle, Nashville, Tennessee 37209
(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 hand(s) this 27th day of November, 2006.

Michael Blake Fulton

Davidson County DEEDWARR
Recvd: 12/04/06 10:05 2 pgs
Fees:13.00 Taxes:998.63

20061204-0149007

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Blake Fulton, the within named bargainor, 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, this the 27th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903