WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 14:38 2 pgs
Fees:13.00 Taxes:958.30
20070207-0016278

DEANNA FAYE WOOD NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN.
My Commission Expires FEB. 23, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH E. LEINART	Fifth Third Mortgage	141-12-OC-030.00CO
(NAME)	(NAME)	
7304 RIVER BEND ROAD	1850 E. Paris Ave	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Grand Rapids, MI 49546	
(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, I, **TERESA A. WHITTAKER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHALL W. MILLIKIN AND WIFE, DEBORAH E. LEINART,** 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 in Davidson County, Tennessee, being Lot 30, RIVER BEND, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 6900, Page 504 and amended in Book 7465, Page 833, 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 Teresa A. Whittaker by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 26th day of August, 2003 in Instrument No. 20030826-0123900, in the Register's Office of Davidson County, Tennessee.

David Whittaker as spouse of Teresa A. Whittaker joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 7304 RIVER BEND ROAD, NASHVILLE, TN 37221

(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 hand this 26th day of January, 2007.

Teresa A Whittaker
TERESA A. WHITTAKER

DAVID WHITTAKER

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TERESA A. WHITTAKER **and DAVID WHITTAKER** with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 26th day of January, 2007.

Commission expires:

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires FEB. 23, 2010

Deanna Faye Wood
Notary Public