6070035

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070035

Davidson County DEEDWARR
Recvd: 02/13/07 10:10 2 pg
Fees:13.00 Taxes:477.30
20070213-0018168

Send Tax Bills To:
SAME
New Owner is:
Connie B. Milligan
424 Tusculum Road
Nashville, TN 37211

Map & Parcel
161-04-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia Coppinger, a single woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Connie B. Milligan** , a single woman, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address:
424 Tusculum Road, Nashville, TN 37211

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Whispering Hills Annex, of record in Book 2331, page 133, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Coppinger Jr. and wife, Cynthia R. Coppinger, by Warranty Deed, from Diane M. Muckle Middleton and husband, Keith M. Middleton, of record in Book 8228 , page 621 , Register's Office for Davidson County, Tennessee, date October 30, 1990 and recorded November 1,1990. Charles W. Coppinger, Jr., now being deceased, DOD 10/28/1997.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CRC
Sellers Initials.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WIITNESS our hands this 12th day of February, 2007.

GRANTOR:

Cynthia Coppinger

Cynthia Coppinger

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia Coppinger, a single person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of February, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Affiant

SWORN TO and subscribed before me this 12th day of February, 2007.

Peggy S. Hill

NOTARY PUBLIC

My commission expires: 7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009