# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$830,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

My Commission Expires: (AFFIX SEAL)

BOX 50-B

RETURN TO: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kevin J. Millslagle** | Fifth Third Mtg Co. | **130-5-11** |
| (NAME) | (NAME) | |
| **133 Heady Drive** | P.O. Box 170 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | Cincinnati OH 45263-0170 | |
| (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, **Craig Robert Huseby and wife, Nicole W. Huseby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Millslagle and wife, Amy Millslagle**, 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: N.H.

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "I" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 71 and 72, said Register's Office.

SAID Lot No. 9 fronts 140.7 feet on the westerly side of Heady Drive and runs back 184.36 feet on the northerly line and 115.33 feet on the southerly line, to a dead line in the rear and measured 156.72 feet thereon.

Being the same property conveyed to Craig Robert Huseby, a single person by deed from Bobby G. Pinson and wife, Gladys M. Pinson of record in Book 10199, page 928 said Register's Office and further conveyed to Craig Robert Huseby and wife, Nicole W. Huseby by Quitclaim Deed from Craig Robert Huseby of record in Instrument No. 20060731-0092800 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **133 Heady Drive, Nashville, TN 37205**

(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 our hands this 25th day of May, 2007.

Craig Robert Huseby

Nicole W. Huseby
Nichole N.H.

Davidson County DEEDWARR
Recvd: 06/01/07 15:17 2 pgs
Fees:13.00 Taxes:3071.00

20070601-0065410

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 Craig Robert Huseby and wife, Nichole W. Huseby, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25TH DAY OF MAY, 2007.

Commission expires:

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007