WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 106,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **August, 2007** Notary Public MY COMMISSION EXPIRES: 9-14-09 (AFFIX SEAL)

Return To: **Founders Title and Escrow, LLC**
1912 21st Ave South
Nashville, TN 37212

JANE KNEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thorin Kinsall Milliken	*Same*	**05202008200**
(NAME) **603 Carmel Avenue**	(NAME)	Davidson County DEEDWARR Recvd: 09/04/07 12:41 2 pgs Fees:13.00 Taxes:392.20
(ADDRESS) **Madison,TN 37115**	(ADDRESS)	20070904-0105804
(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, **Rose M. Barse**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thorin Kinsall Milliken, an unmarried man and Cynthia Napier, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 44, BLOCK "D", REVISED MAP OF RAINBOW TERRACE SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 85, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 44 FRONTS 51 FEET ON THE NORTH SIDE OF CARMEL AVENUE, AS MEASURED ALONG A BROKEN LINE, AND RUNS BACK BETWEEN LINES 140 FEET ON THE WEST LINE AND 145 FEET ON THE EAST LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROSE M. BARSE, BEING ONE IN THE SAME PERSON AS ROSALIND M. C. BARSE BY WARRANTY DEED FROM JAMES RUSSELL JONES AND WIFE, GAYLE LOUISE DAVIS JONES, WHO IS ONE IN THE SAME PERSON AS GAIL LOUISE DAVIS JONES, RECORDED ON THE 2ND DAY OF SEPTEMBER, 1999 IN BOOK 11647, PAGE 74, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **603 Carmel Avenue, Madison, TN 37115**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **August, 2007**.

Rose M. Barse

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Rose M. Barse**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 8/15/2007.

NOTARY

MY COMMISSION EXPIRES: 3/1/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN