File No. 101106

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010322 DEEDWARR
Recvd: 02/18/11 10:53 2 pgs
Fees:13.00 Taxes:273.80
20110218-0013922

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-20-12
(AFFIX SEAL)

JANET ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasper M. Milliken	Jasper M. Milliken	43-6-186
(NAME)	(NAME)	
504 Fedders Dr.	100 Albright Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2928	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, David W. Thomas, Executor for the estate of Eva Jean Gray, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Milliken and wife, Glenda Milliken, 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 No. 58 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County. Said Lot No. 58 fronts 75.0 feet on the southerly side of Fedders Drive and extends back 154.8 feet on the easterly line and 101.97 feet on the westerly line, to a line in the rear which it measures 97.6 feet.

Being the same property conveyed to James E. Gray and wife, Eva Jean Gray by deed from James L. Bouldin and wife, Melba Y. Bouldin, dated March 20, 1969 and recorded on March 25, 1969 in Book 4319, page 739, Register's Office, Davidson County, Tennessee.

James E. Gray died on February 2, 2008 leaving Eva Jean Gray surviving tenant by the entirety. The said Eva Jean Gray died testate on August 24, 2010, pursuant to the Order of the Probate Court of Davidson County, Tennessee, Docket No. 11-P-00159, David W. Thomas as executor is empowered to execute this deed on behalf of the estate of Eva Jean Gray.

unimproved ☐

This is improved ☒ . property, known as 504 Fedders Dr., Madison, TN 37115-2928

(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

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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 16th day of February, 2011.

_____

_____, executor
David W. Thomas, Executor
On behalf of the Estate of Eva Jean Gray

_____ _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Thomas with whom I am personally acquainted and who acknowledged that he is the executor for the estate of Eva Jean Gray and he with full power and authority so to do executed the within instrument on behalf of the estate of Eva Jean Gray as executor as the free act and deed of the within named David W. Thomas.

Witness my hand and official seal on 16th day of February, 2011.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY

_____
Notary Public