Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2011.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110014945 DEEDWARR
Recvd: 03/14/11 09:46 2 pgs
Fees:13.00 Taxes:1665.00
20110314-0019851

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Norman Christianson **Ellen M. Christianson**	**New Owner**	**Map\Parcel: 158-02-0-14.00**
6236 Hillsboro Road		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Justine W. Milam, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norman Christianson and Ellen M. Christianson, husband and wife

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:

TRACT 1:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Robert L. Goodpasture eleven acre tract, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July 1956, as follows: BEGINNING at a point in the south line of Hillsboro Park Subdivision 500 feet east of a locust post set in the east margin of Hillsboro Pike, said point being the northwest corner of this tract in the north line of a 30-foot roadway serving this and other tracts; thence with the south line of said Hillsboro Park Subdivision, South 86 degrees East 127.7 feet to the northwest corner of a tract conveyed to Charles M. Everhart and Wife, by deed of record in Book 2924, Page 59; thence along Everhart's west line, South 0 degrees 21' East 387.1 feet to the north line of the Kelly lands; thence with said line, North 86 degrees West 328.7 feet to a point, which is 500 feet east from the easterly margin of Hillsboro Pike; thence northeasterly 422 feet to the point of beginning, containing 2.02 acres more or less, subject however to any right of adjoining property owners in and to the north 30 feet of the land in question, which said north 30 feet together with other property was declared to be a roadway as set forth in deed of record in Book 2924, Page 59, said Register's Office; said declaration being superseded and replaced by that Easement Agreement of record in Book 8412, Page 947, said Register's Office. BEING part of the property conveyed to Robert L. Goodpasture and Wife, Helen L. Goodpasture, by deed from E. C. Scruggs and Wife, as of record in Book 1019, Page 351, said Register's Office.

TRACT 2:

Land in the Seventh Civil District of Davidson County, Tennessee, lying on the east side of Hillsboro Pike, being part of the Robert L. Goodpasture eleven acre tract described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July, 1956, the tract herein conveyed being more particularly described as follows: Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the original eleven acre tract, thence with the easterly margin of said Hillsboro Pike, south 28 degrees west 30 feet, more or less, to a point, said

point being the northwest corner of the property conveyed to Robert G. Anderson, by deed of record in Book 4709, page 276, Register's Office for said County; thence along Anderson's northerly line, south 86 degrees east 500 feet, more or less, to a point in the westerly line of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, page 431, said Register's Office; thence along said Milam's westerly line northeasterly 30 feet, more or less, to a point in the northerly margin of the original eleven acre Goodpasture tract, said point being the northwest corner of the Milam tract; thence along said northerly margin, north 86 degrees west 500 feet, more or less, to a point in the easterly margin of Hillsboro Pike, the point of beginning.

Tract 1 being the same property conveyed to Edmund D. Milam and wife, Justine W. Milam by Installment Deed from Robert L. Goodpasture and wife, Helen L. Goodpasture, dated September 27, 1962, of record in Book 3435, Page 431, Register's Office for Davidson County, Tennessee.

Tract 2 being the same property conveyed to Edmund D. Milam and wife, Justine W. Milam by Quitclaim Deed from Helen L. Goodpasture, unmarried and the widow of Robert L. Goodpasture, dated February 13, 1986, of record in Book 6787, Page 19, Register's Office for Davidson County, Tennessee.

Edmund D. Milam conveyed his interest in said property by Quitclaim Deed to Justine W. Milam, dated January 26, 1999, of record in Book 11312, Page 19, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Sanitary Dewer Easement of record in Book 7985, Page 455, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 2924, Page 59, amended in Book 8412, Page 947, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6236 Hillsboro Road, Nashville, TN 37215.

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 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/our hand(s) this 8th day of March, 2011.

Justine W. Milam

Justine W. Milam

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Justine W. Milam , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2011.

My Commission Expires: 9/23/13

Notary Public

File #: **110109CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

