WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175

BILL GARRETT, Davidson County
Trans:T20110030494 DEEDWARR
Recvd: 05/23/11 11:30 2 pgs
Fees:13.00 Taxes:555.00
20110523-0039256

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2011.

Notary Public:

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric A. Millican	SunTrust Mortgage	Parcel ID:
5124 Village Trace	401 Commerce St., Ste. 6100	161100A16500CO
Nashville, TN 37211	Nashville, TN 37219	

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

Martha C. Elzen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric A. Millican and Summer Millican, 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:

BEING Lot No. 164, on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169 and as corrected in Record Book 8484, Page 140, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Martha C. Elzen by deed from Sanford M. Roberts, III and Joy E. Roberts, of record in Book 7944, Page 600, dated May 27, 1989, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 and amended in Book 6398, Page 495; Book 6852, Page 497; Book 7207, Page 251; Book 8507, Page 831; Book 11526, Page 579; and Instrument 200006060056066, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 169 and as corrected in Record Book 8484, Page 140; and (3) Water Mains Easement of record in Book 8197, Page 338, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5124 Village Trace, Nashville, TN 37211

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 my hand this 13th day of May, 2011.

Martha C. Elzen

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 Martha C. Elzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.