WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110030664 DEEDWARR
Recvd: 05/23/11 14:40 2 pgs
Fees:13.00 Taxes:699.30
20110523-0039444

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Overbay	United Wholes Mortgage	141120B05700CO
(NAME)	(NAME)	
1221 Bremner Drive	555 South Adams Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, MI 48009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marshall W. Millikin and wife, Deborah E. Leinart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keith A. Overbay, an unmarried man,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 50, on the plan of Phase 3, Southampton of record in Plat Book 5200, Page 689-690, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MARSHALL W. MILLIKIN AND WIFE, DEBORAH E. LEINART by Deed from RALPH W. FITZGERALD, UNMARRIED, dated 11/16/2007 and filed for record on 11/21/2007 in Instrument No. 20071121-0136331, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 5200, Page 689-690, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 450, as amended in Book 6231, Page 63, said Register's Office.

By-Laws of record in Book 6355, Page 517, said Register's Office.

Charter of record in Book 6323, Page 132, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 7385, Page 769, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1221 Brenner Drive, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of May, 2011.

/ Marshall W. Millikin
Marshall W. Millikin

/ Deborah E. Leinart
Deborah E. Leinart by Marshall Millikin Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall W. Millikin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of May, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Millikin, the bargainor(s), with whom I am personally acquainted and who proved himself to be the attorney in fact of Deborah E. Leinart and who being authorized to do so acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of May, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 01288-2827
SMG TN Warranty Deed