THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30026-04-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Nanci L. Milam Affiant Subscribed and sworn to before me this 27th day of May, 2011. Notary Public My Commission Expires:

GERALD S. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Nanci L. Milam, James C. Milam 2224 Ridgecrest Drive Nashville, TN 37216	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce Street, Ste. 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 072 080 15900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua R. Lagersen and Angela C. Lagersen, both unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nanci L. Milam and husband, James C. Milam** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2224 Ridgecrest Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2011.

Joshua R. Lagersen

Angela C. Lagersen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joshua R. Lagersen and Angela C. Lagersen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires [illegible]

BILL GARRETT, Davidson County
Trans:T20110031992 DEEDWARR
Recvd: 05/31/11 10:15 2 pgs
Fees:13.00 Taxes:518.00

20110531-0041140

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Dalewood, Section II, of record in Plat Book 1835, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joshua R. Lagersen and wife, Angela C. Lagersen, by deed dated May 20, 2004, from Glen D. Nolf and wife, Nancy L. Nolf, of record in Instrument No. 20040528-0063093, Register's Office for Davidson County, Tennessee. The Parties having since divorced.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 072 080 15900.
2. Restrictive covenants contained in an instrument of record in Book 1229, page 325, Book 1786, page 80 and Book 1788, page 493, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1835, page 6, Register's Office for Davidson County, Tennessee.