WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050040 DEEDWARR
Recvd: 08/15/11 16:03 2 pgs
Fees:13.00 Taxes:625.30

20110815-0062944

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

File No. AV-11-1012

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Ober	First Community Mortgage Inc.	083-05-0
(NAME)	(NAME)	(MAP)
1012 Seymour Avenue	275 Robert Rose Dr.	024.01
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Murfreesboro, TN 37129	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Jeffrey Taylor Milam and Tara M. Stouder, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Patrick D. Ober, unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 58, on the Plan of Stratton & Seymour's Addition to Edgefield, as shown on plat of record in Plat Book 57, page 23, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Seymour Street or Avenue, at the corner of Lots 57 and 58 on said plan; thence with the southerly margin of said Street or Avenue, easterly 60 feet; thence southerly parallel with the line between said two lots, 155 feet to the northerly margin of a proposed 12 foot alley; thence westerly with the northerly margin of said proposed alley, 60 feet to the line between said Lot Nos. 57 and 58; thence with said line, northerly 155 feet to the beginning, including and excluding a strip of ground 5 feet in width, which was dedicated for public use to be used as a part of Seymour Street or Avenue, in the deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman, as of record in Book 203, page 290, said Register's Office.

Being the same property conveyed to Jeffrey Talyor Milam and Tara M. Stouder, by deed dated July 31, 2006, from Valerie L. Stouder now known as Valerie Grimes, of record in Instrument No. 20060804-0095792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1012 Seymour Avenue, Nashville, Tennessee 37206

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/our hand(s) this 12th day of August, 2011.

Jeffrey Taylor Milam

Tara M. Stouder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey Taylor Milam; Tara M. Stouder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of August, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.