BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110066937 DEEDWARR
Recvd: 10/26/11 09:49 2 pgs
Fees:13.00 Taxes:617.90
20111026-0083182

ADDRESS NEW OWNER:
Bonny Butler Millimaki, et vir
4815 Danby Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP 147-5
PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth H. McGregor, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bonny Butler Millimaki and Ryan Andrew Millimaki, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Caldwell Hall, Section One Revised, of record in Book 2900, page 57, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth H. McGregor, unmarried by deed dated from Lillian M. Norman, a widow, dated February 12, 1998, recorded February 17, 1998 of record in Book 10796, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **4815 Danby Drive, Nashville, Tennessee 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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **25th** day of **October, 2011.**

Elizabeth H. McGregor

Elizabeth H. McGregor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth H. McGregor, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $167,000.00.

Kathy Snider

AFFIANT

Subscribed and sworn to before me on this 25th day
of October, 2011.

NOTARY PUBLIC

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011