BILL GARRETT, Davidson County
Trans:T20110069884 DEEDWARR
Recvd: 11/04/11 15:40 2 pgs
Fees:13.00 Taxes:558.70
20111104-0086591

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Kevin Eakes & Rebecca Eakes
3716 Creston Court
Hermitage, TN 37076

SEND TAX BILL TO:
Fifth Third Mortgage
5001 Kingsley Dr. MD-1MOC2P
Cincinnati, OH 45227

TAX ID 87-01-0A-118.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael D. Milnes and wife, Margaret S. Milnes,** has this day bargained and sold, and does hereby transfer and convey unto **Kevin Eakes, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Milnes and Margaret S Milnes, a married couple by deed from Mark T. Hicks, Jr. and wife, Jill K. Hicks of record as Instrument No. 20060303-0025104, in the Register's Office for Davidson County, Tennessee, dated February 28, 2006.

This is improved property known as: **3716 Creston Court, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 844, and restrictions in Book 10278, page 279, amended in Book 10449, Pages 215 and 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, Book 11064, Page 911 and Book 11317, Page 674, and encumbrances as may be shown of record in the office of the Register of

Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of October, 2011

Michael D. Milnes

Margaret S. Milnes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael D. Milnes and Margaret S. Milnes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of October, 2011.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.