BILL GARRETT, Davidson County
Trans:T20110079345 DEEDWARR
Recvd: 12/15/11 10:33 2 pgs
Fees:13.00 Taxes:603.10
20111215-0097659

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0451T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$163,000.00.**

Affiant

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th **day of** ~~November,~~ December **2011.**

~~Notary Public~~
Commission Expiration:

ADDRESS OF NEW OWNER:
Brandon B. Milberger and wife, Latisha Millberger
4016 Hallborough Way
Hermitage, TN 37076

SEND TAX BILLS TO:
Wells Fargo Bank
10401 Deerwood Park Blvd.
Jacksonville, FL 32256-0505

MAP-PARCEL:
098-05-0A-158.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kashef Khan and wife, Amy Khan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon B. Milberger and wife, Latisha Millberger

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 116 on the plan of Revision One, Section Five, Hampton Hall, as shown on plat of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kashef Khan, married by Warranty Deed dated January 31, 2007 from Eric Fadely and Tisra Fadely, husband and wife, and filed of record in Instrument No. 20070308-0029078, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: 2011 Real Property Taxes and every year thereafter; Restrictions in Book 10444, Page 460, Book 10301, Page 184, Book 10278, Page 257; Any and all matters on plan of record in Book 10640, Page 947 and Instrument No. 20000615-0059903; all in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 25 **day of November, 2011.**

Kashef Khan

Amy Khan

LISA SODERLUND
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 18, 2018

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Bristol

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

Witness my hand and official seal at ~~Nashville, Tennessee~~ this 25 **day of November 2011.**

Seekonk, Massachusetts
Lisa Soderlund 5/18/18
Notary Public
Commission Expiration:

STATE OF Massachusetts

COUNTY OF Bristol

LISA SODERLUND
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 18, 2018

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

Witness my hand and official seal at Seekonk, Massachusetts **this** 25 **day of November 2011.**

Lisa Soderlund 5/18/18
Notary Public
Commission Expiration:

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF Bristol