03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 26th day of January, 2012.

Notary Public
My commission expires: 02/11/13

03-1201-37485

Address of New Owner:	Send Tax Bills to:	Tax Information
Brent Milligan 8180 Poplar Creek Road Nashville TN 37221	New Owner	156-02-0-181

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William H. deFelice and wife, Elizabeth E. deFelice, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brent Milligan and wife, Sarah Milligan, hereinafter called the Grantees, their successors 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. 733 on the Plan of Harpeth Woods, Section Two, of record in Book 5200, Page 280, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. deFelice and wife, Elizabeth E. deFelice by deed from Royster Eric Moss and wife, Terri Lynn Moss, dated September 25, 1996, recorded October 2, 1996, in Book 10211, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 785 Harpeth Bend, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120007193 DEEDWARR
Recvd: 01/31/12 08:17 2 pgs
Fees:13.00 Taxes:210.90
20120131-0008521

WITNESS my hand this 26th day of January, 2012.

William H. deFelice

Elizabeth E. deFelice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. deFelice and Elizabeth E. deFelice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of January, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013