BILL GARRETT, Davidson County
Trans:T20120010186 DEEDWARR
Recvd: 02/10/12 08:55 2 pgs
Fees:13.00 Taxes:277.50
20120210-0011897

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2012.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eugene T. Collins	**NEW OWNER**	**095-05-048.00**
36 Belcaro Circle		
Nashville, TN 37215		

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

Frank Millraney, Margaret Ann Millraney, Luther Millraney, Calvin Millraney, and Lisa Gail Millraney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene T. Collins

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(s) 13, as shown on the map entitled the Plan of Creekside, of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GERALD E. MILLRANEY AND WIFE, HELEN J. MILLRANEY, by deed from GARY TO. STOCKTON AND WIFE, CHARLOTTE R. STOCKTON, of record in Book 4702, page 488, dated April 25, 1973, said Register's Office. Being furthered conveyed to GERALD EDWARD MILLRANEY, by Divorce Decree of record in Book 5164, page 62, dated December 30, 1985, said Register's Office. The said Gerald Edward Millraney having since died intestate on or about January 1, 2010. Affidavit of Heirship of record as Instrument No. 2010011-0081416 devises subject property to FRANK MILLRANEY, WILLIAM MILLRANEY, LUTHER MILLRANEY AND CALVIN MILLRANEY. William Millraney having since died intestate, leaving his interest to his sole heirs at law, his surviving wife, Margaret Ann Millraney and daughter, Lisa Gail Millraney as set forth in Affidavit of Heirship of record in Instrument No. 20120117-0004153, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **1955 Dahlia Drive, Nashville, TN**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 31st day of January, 2012.

Frank Millraney

Margaret Ann Millraney

Luther Millraney

Calvin Millraney

Lisa Gail Millraney

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Frank Millraney, Margaret Ann Millraney, Luther Millraney, Calvin Millraney and Lisa Gail Millraney**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **January, 2012.**

Notary Public

My Commission Expires: 11-3-15

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY