Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0834

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120064981 DEEDWARR
Recvd: 08/30/12 08:31 2 pgs
Fees:13.00 Taxes:1021.20
20120830-0078287

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2012

Notary Public
Commission Expires: _____

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua R. McCready 617 Palisades Court Brentwood, TN 37027	New Owner	160-16-0B-093.00CO

WARRANTY DEED

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

Amy M. Milburn, married

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

Joshua R. McCready, a single man

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

LAND in Davidson County, Tennessee, being all of Lot No. 117, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Amy M. Milburn, an unmarried person, by Warranty Deed from Tennessee Valley Homes, Inc., dated 1/23/04 and recorded 1/26/04 in Instrument Number 20040126-0009601, Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence the spouse of the herein named grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 617 Palisades Court, Brentwood, TN 37027.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2012.

Amy M. Milburn

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood TN, Tennessee this 23rd day of August, 2012.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)