BILL GARRETT, Davidson County
Trans: T20130013790 DEEDWARR
Recvd: 02/19/13 15:00 2 pgs
Fees: 13.00 Taxes: 660.45

20130219-0016507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

File No.: ALW-13-935

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Stanton and Jillian L. Stanton	Fifth Third Mortgage	61-11-56.00
(NAME)	(NAME)	
935 Curdwood Blvd.	5050 Kingsley Drive, MD 1MOB 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHADWICK W. MILLIKEN, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANDREW STANTON AND JILLIAN L. STANTON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 10 feet of the South 150 feet of Lot No. 19 and the West 40 feet of the South 150 feet of Lot No. 20 on the Map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots adjoin and front together 50 feet on the North side of Curdwood Lane and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Chadwick W. Milliken, single man by Warranty Deed from Troy Lockamy, married and David Adcock, married, dated August 20, 2008, of record in Instrument Number 20080903-0090110, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to Scrivener's Affidavits recorded in Instrument Nos. 20081003-0100768 and 20081021-0105403, in the Register's Office of Davidson County, Tennessee.

Kathryn Milliken joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Chadwick W. Milliken.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 935 Curdwood Blvd., Nashville, TN 37216

(House Number) (Street) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this 15th day of February, 2013.

Chadwick W. Milliken

Kathryn Milliken

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chadwick W. Milliken and Kathryn Milliken, the within named bargainor, 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 and official seal, this the 15th day of February, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171