PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130049371 DEEDWARR
Recvd: 06/12/13 14:19 2 pgs
Fees:13.00 Taxes:1165.13
20130612-0059928

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52576
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Browning, III Lisa A. Browning	First Community Mortgage, Inc 275 Robert Rose Dr. Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 155-3B-42 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$314,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Brent A. Milligan and wife, Sarah D. Milligan, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto John R. Browning, III and wife, Lisa A. Browning hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of River Park Estates, of record in Book 6250, Pages 658 and 659, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent A. Milligan and Sarah D. Milligan, husband and wife, by deed from Warren T. Runion and Catherine J. Holsen, husband and wife, dated October 22, 1997, recorded November 6, 1997 in Book 10673, Page 875, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Pages 658 and 659, as amended by Surveyor's Certificate of Correction of record in Book 6785, Page 427, said Register's Office, which Plan shows a 30 foot minimum building setback line from Poplar Creek Road, and 20 foot easement for public utility purposes along the rear line of said lot, with an 8 inch sewer line lying therein and a 2.5 X 25 foot utility anchor easement located on the southwesterly and southeasterly front and a 20 foot minimum setback line from the rear with a 5 foot setback line from each side line. The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, and Book 7155, page 844, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8180 Poplar Creek Road, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of ~~May~~ June, 2013.

Brent A. Milligan

Sarah D. Milligan

State of TENNESSEE

County of DAVIDSON

On this 5th day of ~~May~~ June, 2013 , before me the undersigned authority, personally appeared Brent A. Milligan and Sarah D. Milligan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $314,900.00

Affiant

Sworn and subscribed before me this the 5th day of ~~May~~ June, 2013

My Commission Expires: 3/18/14

Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY