BILL GARRETT, Davidson County
Trans:T20130051432 DEEDWARR
Recvd: 06/18/13 16:09 2 pgs
Fees:13.00 Taxes:1110.00
20130618-0062412

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2013.

Notary Public

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 6/21/16 (AFFIX SEAL)

CK13-0620

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint Milner	SAME	
620 Shelby Ave. (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-04-044.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALAN L. GRAYSON AND WIFE, THERESE S. GRAYSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLINT MILNER, 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 Lot No. 155 on the Plan of Williams Second Addition to Edgefield, now East Nashville, as of record in Book 21, Page 60, in the Register's Office for Davidson County, Tennessee.

Said Lot 155 fronts 50 feet on the southerly side of Shelby Avenue and extends back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Alan L. Grayson and wife, Therese S. Grayson by Deed from Gloria J. Parham, unmarried of record in Instrument No. 20051017-0125119, Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 17, 2005.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 620 Shelby Ave., Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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 12th day of June, 2013.

Alan L. Grayson by Jeremy Glenn, his attorney in fact

Alan L. Grayson by Jeremy Glenn, his attorney in fact

Therese S. Grayson by Jeremy Glenn, her attorney in fact

Therese S. Grayson by Jeremy Glenn, her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of June, 2013, before me personally appeared Jeremy Glenn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alan L. Grayson and wife, Therese S. Grayson and who acknowledged he/she/they executed the same as the free act and deed of the said Alan L. Grayson and wife, Therese S. Grayson.

Witness my hand and official seal, this the 12th day of June, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959