BILL GARRETT, Davidson County
Trans:T20130065954 DEEDWARR
Recvd: 08/01/13 14:35 2 pgs
Fees:13.00 Taxes:268.99
20130801-0080368

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,700.00.

Candace C. Avery
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Candace C. Avery		
961 Caldwell Lane	New Owner	61-15-0-21
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JUDY N. MILOM, UNMARRIED (listed in some prior deeds as Judy Milan)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDACE C. AVERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 the westerly 150 feet of Lot Nos. 63 and 64 on the Plan of the Subdivision of Maplewood Home Tract of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 63 and 64 fronts together 179.4 feet on the easterly side of Burrus Avenue and runs back with the northerly margin of Oak Street 150 feet to a dead line, measuring 182, feet, more of less, thereon.

Being the same property conveyed to Judy N. Milom by Quitclaim Deed from Barbara Vincion, as sole surviving personal representative the Estate of Arzelle Lee Neely of record at Instrument No. 20110408-0027525, Register's Office for Davidson County, Tennessee, dated April 6, 2011 and recorded on April 8, 2011.

Being the same property conveyed to Judy N. Milom by Quitclaim Deed from Barbara Vincion, as sole surviving Trustee of The Ruby Neely Trust B T/U/N of record at Instrument No. 20110408-0027524, Register's Office for Davidson County, Tennessee, dated April 6, 2011 and recorded on April 8, 2011.

Being the same property conveyed to Judy Milan, unmarried by Quitclaim Deed from Arzelle Lee Neely of record at Instrument No. 20081231-0123857, Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on December 31, 2008. Said Arzelle Lee having since died.

Being the same property conveyed to Arzelle Lee Neely, Jr. and Barbara Vincion, Trustees of The Ruby Neely Trust B T/U/N by Quitclaim Deed from Arzelle Lee Neely, Jr. and Barbara Vincion, as Personal Representatives of the Last Will and Testament of Ruby Taylor Neely, deceased of record at Instrument No. 20081231-

0123856, Register's Office for Davidson County, Tennessee, dated October 22, 2008 and recorded on December 31, 2008. Said Arzelle Lee Neely, Jr., having since died.

Being the same property conveyed to Judy Milan, unmarried by Quitclaim Deed from Arzelle Lee Neely of record at Instrument No. 20070525-0062391, Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 25, 2007.

Being the same property conveyed to Judy Milan, unmarried by Quitclaim Deed from Arzelle Lee Neely and wife, Ruby Taylor Neely, tenants in common of record at Instrument No. 20060117-0005804, Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on January 17, 2006. Said Ruby Taylor Neely having since died.

Being the same property conveyed to Judy Milan, unmarried by Quitclaim Deed from Arzelle Lee Neely and wife, Ruby Taylor Neely, tenants in common of record at Instrument No. 20051229-0155855, Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on December 29, 2005.

Being the same property conveyed to Arzelle Lee Neely and wife, Ruby Taylor Neely, tenants in common by Quitclaim Deed from Arzelle Lee Neely and wife, Ruby Taylor Neely, joint tenants with right of survivorship of record at Instrument No. 20051117-0139175, Register's Office for Davidson County, Tennessee, dated November 14, 2005 and recorded on November 17, 2005.

Being the same property conveyed to Arzelle Lee Neely and wife, Ruby Taylor Neely by Deed from Margaret Emma McClannahan, unmarried of record at Book 1283, Page 667, Register's Office for Davidson County, Tennessee, dated September 2, 1944 and recorded on September 6, 1944.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 901 Oak Street, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2013.

Judy N. Milom

Judy N. Milom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judy N. Milom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public