THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130072099 DEEDWARR
Recvd: 08/21/13 08:59 4 pgs
Fees:23.00 Taxes:196.90
20130821-0087958

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
TRAVIS MILLIKEN, et ux 914 Ronnie Road Madison, TN 37115	Same	025-00-0-193.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH WILLIAMS, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **TRAVIS MILLIKEN and wife, KAROLYN MILLIKEN,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A portion of a tract of land located in the Tenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Tract 2 as conveyed to Berry S. Mitchell and Deborah K. Mitchell as evidenced in Book 4537, Page 348, Register's Office for Davidson county, Tennessee, and more particularly described as follows:

COMMENCING at a concrete monument (old) at the southwest end of the westerly terminus of Tabor Drive, a 50 foot right-of-way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of "Section Two, Solitude Acres" as recorded in Book 4300, Page 138, Register's Office for Davidson County, Tennessee; said monument also being the northeast property corner of Hassell T. Farmer and wife, Henrietta L. Farmer of record in Book 6877, Page 416, said Register's Office; with the north property line of said Farmer property, N 86° 27' 30" W 472.72 feet to an iron pin (new); said pin being the point of beginning of the herein described tract; thence, continuing with the north property line of said Fanner property N 86° 27' 30" W 472.71 feet to an iron pin (old) in the east property line of Lot 2 as shown on the Final Plat of "Stockton subdivision" as recorded in Book 6200, Page 840, said Register's Office; thence, with the east property line of said Lot 2, N 01 ° 28' 32" E, 139.80 feet to an iron pin (old); said pin being the southeast property corner of Jack Williams and wife, Robbie Williams as recorded in Book 7604, Page 700, said Register's Office; thence, with the east property line of said Williams property as recorded in

Book 7604, Page 700 and Book 3974, Page 668, said Register's Office; N 03° 39' 59" E 723.75 feet to an iron pin (old); thence, continuing with the cast property line of said Williams property, N 0 I ° 36' 23" E 360.00 feet to an iron pin (new); thence, continuing with said easterly line, N 01 ° 35' 19" W 324.75 feet to an iron pin (old); said pin being the southerly property corner of Truman F. Shane and wife, Jewell Shane (Deed Tract No.2) as recorded in Book 2438, Page 452, said Register's Office; thence with the southerly property line of said Shane property, N 75° 49' 01" E 102.65 feet to an iron pin (new); thence N 64° 08' 26" E 229.58 feet to an iron pin (new); said pin being the southwest property corner of said Shane property (Deed Tract No. I); thence continuing with the southerly property line of said Shane property (Deed Tract No. I), S 88° 37' 29" E 219.73 feet to an iron pin (new); thence, with a line severing said Mitchell property S 03° 32' 30" W, 1698.95 feet to the point of beginning and containing 799,326 square feet or 18.350 acres, more or less, together with the following described Ingress/Egress and utility Easement,

EASEMENT: A pennanent perpetual easement for ingress/egress and utilities being 50.22 feet in width, running parallel to and with the south boundary line of the herein described tract, said easement being described as follows, to-wit:

A portion of a tract of land in the Tenth Councilman District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Tract 2 as conveyed to Berry S. Mitchell and Deborah K. Mitchell as evidenced in Book 4537, Page 348, Register'S Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument (old) at the southwest end of the westerly terminus of Tabor Drive, a 50-foot right-of-way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of "Section, Two, Solitude Acres" as recorded in Book 4300, Page 138, said Register's Office; said monument also being the northeast property corner of Hassell T. Fanner and wife, Henrietta L. Fanner of record in Book 6877, Page 416, said Register's Office; thence with the northerly property line of said Farmer property, N 86° 27' 30" W 472.71 feet to an iron pin (new); thence, with a line severing the Mitchell property, N 03° 32' 30" E 50.22 feet to a point; thence, S 86° 27' 30" E 472.37 feet to a concrete monument at the northwest cnd of the westerly terminus of Tabor Drive; thence, with the westerly tern1inus of Tabor Drive, S 03° 09' 30" W 50.22 feet to the point of beginning and containing 23,731 square feet or 0.5448 acres, more or less.

Being the same property conveyed to JACK WILLIAMS, ROBBIE WILLIAMS AND DEBORAH WILLIAMS, AS JOINT TENANTS, WITH SURVIVORSHIP by deed from BERRY S. MITCHELL AND DEBORAH K. MITCHELL *A/K/A* DEBORAH MITCHELL CHURCH of record in Book 10264, Page 764, dated

November 16, 1996, said Register's Office. ROBBIE WILLIAMS died on or about December 25, 2009. JACK WILLIAMS died on or about March 23, 2013, leaving DEBORAH WILLIAMS as the surviving joint tenant.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $53,215.00.
Subscribed and sworn to before me,
this 19th day of August, 2013.
My Commission Expires: 3/8/16

Affiant

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved property known as 0 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 19th day of August, 2013.

Deborah Williams

DEBORAH WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **DEBORAH WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of August, 2013.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16