BILL GARRETT, Davidson County
Trans:T20140007996 DEEDWARR
Recvd: 02/04/14 10:46 2 pgs
Fees:13.00 Taxes:342.25

20140204-0009759

WARRANTY DEED

ET-14-3144

STATE OF Tennessee
COUNTY OF Hamilton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 29 DAY OF January, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11.27.16

LISA C. RUE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kaylee E. Agin	Primelending	
5173 Hunters Point Lane (ADDRESS)	(NAME) 18111 Preston Road Ste 900 (ADDRESS)	98-5-189.00
Hermitage, TN 37076-3224 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

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 JOHN B. MILLIARD AND WIFE, BONNIE K. MILLIARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAYLEE E. AGIN, A SINGLE WOMAN, 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 35-A, HUNTER'S POINT SUBDIVISION, ZONE LOT DIVISION OF LOT 35, as shown on plat of record in Plat Book 5200, Page 736, amended in Plat Book 8250, Page 401, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John B. Milliard and wife, Bonnie K. Milliard by Warranty Deed from Joseph S. Irwin and wife, Ann Marie Irwin, recorded on the 5th day of March, 2013 in Instrument No. 20130305-0021803, in the Register's Office of Davidson County, Tennessee.

Including but not limited to the following:
Taxes and assessments for the year 2014 and subsequent years an lien not yet due and payable; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3814, Page 592, Book 3897, Page 925, Book 6207, Page 609, Book 6279, Page 741 and Book 9642, Page 929; and Restrictions set out in Deed recorded at Instrument No. 20120828-0077424, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5173 Hunters Point Lane, Hermitage, Tennessee 37076-3224
(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 29 day of January, 2014

X _____
John B. Milliard

X _____
Bonnie K. Milliard by John B. Milliard Her Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Hamilton

On this the 29 day of January, 2014 , before me personally appeared John B. Milliard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of January 2014 .

Notary Public

My Commission Expires: 11.27.16

LISA C. RUE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

(SEAL)

STATE OF Tennessee

COUNTY OF Hamilton

On this the 29 day of January, 2014, before me personally appeared John B. Millard 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 Bonnie K. Milliard and who acknowledged he executed the same as the free act and deed of the said Bonnie K. Milliard.

Witness my hand and official seal, this the 29 day of January, 2014 .

Notary Public

My Commission Expires: 11.27.16

LISA C. RUE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520