BILL GARRETT, Davidson County
Trans:T20140016024 DEEDWARR
Recvd: 03/10/14 10:10 2 pgs
Fees:13.00 Taxes:562.40
20140310-0019744

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 152,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARGARET A RICHARDS	**SUMNER BANK & TRUST**	**09109012800**
5914 DEAL AVE	**240 WEST BROADWAY**	
NASHVILLE, TN 37209	**GALLATIN, TN 37066**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PATRICK A. MILLIUS and wife, CELESTE C. MILLIUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET A RICHARDS, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The westerly 50 feet on Lot No. 48, on the Map of T. M. Nall's Subdivision of Lots 19 and 20 of the B. F. Cockrell Lands, as shown recorded in Plat Book 421, Page 63 in the Register's Office of Davidson County Tennessee, to which reference is made for a more particular description of said property.

Said part of Lot 48 fronts 50 feet on the northerly side of Deal Avenue and extends back northwardly between parallel lines 177 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO PATRICK A. MILLIUS AND WIFE, CELESTE C. MILLIUS DATED 06/23/2003 AND RECORDED ON 07/11/2003 IN INSTRUMENT NUMBER 20030711-0096505, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5914 DEAL AVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 14th day of February, 2014.

PATRICK A. MILLIUS

CELESTE C. MILLIUS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

(CB)

Personally appeared before me, a Notary Public of said County and State, PATRICK A. MILLIUS and CELESTE C. MILLIUS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2014.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD