BILL GARRETT, Davidson County
Trans:T20140024911 DEEDWARR
Recvd: 04/14/14 08:57 2 pgs
Fees:13.00 Taxes:92.50
20140414-0030900

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Milliken and wife, Karolyn Milliken	Same as new owner	02500016800
	(NAME)	
914 Ronnie Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dale M. Kimbrough and wife, Donna G. Kimbrough, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis Milliken and wife, Karolyn Milliken, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OR PARCEL OF LAND LOCATED WITHIN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, AND DESCRIBED ACCORDING TO A SURVEY BY R. L. MONTOYA-LAND SURVEYING DATED JUNE 9, 1988, AS FOLLOWS:

BEGINNING AT AN IRON PIN, SET THIS SURVEY, IN THE EASTERLY RIGHT-OF-WAY MARGIN OF DRY CREEK ROAD, APPROXIMATELY 1773 FEET MORE OR LESS WEST OF THE CENTERLINE OF HASTY DRIVE AS MEASURED ALONG SAID MARGIN, SAID IRON PIN MARKS THE SOUTHWEST CORNER OF THIS TRACT, THE POINT OF BEGINNING: THENCE, WITH SAID EASTERLY MARGIN NORTH 22 DEGREES 32 MINUTES 08 SECONDS WEST, 120.00 FEET TO AN IRON PIN, SET THIS SURVEY; THENCE, LEAVING SAID EASTERLY MARGIN, NORTH 85 DEGREES 00 MINUTES 00 SECONDS EAST 358.00 FEET TO AN IRON PIN, SET THIS SURVEY, IN A FENCE LINE; THENCE WITH SAID FENCE LINE, SOUTH 04 DEGREES 17 MINUTES 22 SECONDS WEST, 120.00 FEET TO AN IRON PIN, SET THIS SURVEY; THENCE, SOUTH 85 DEGREES 45 MINUTES 29 SECONDS WEST, 302.50 FEET TO AN IRON PIN, SET THIS SURVEY, IN THE EASTERLY RIGHT-OF-WAY MARGIN OF DRY CREEK ROAD, THE POINT OF BEGINNING, CONTAINING 38,094 SQUARE FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DALE M. KIMBROUGH AND WIFE, DONNA G. KIMBROUGH, BY DEED FROM DEBORAH SUE WILLIAMS, SOLE HEIR AT LAW AND DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JACK E. WILLIAMS, DECEASED, OF RECORD BY INSTRUMENT NO. 20131004-0104268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 415 Dry Creek Road, Goodlettsville, TN 37072
(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 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

WARRANTY DEED
(Continued)

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 11th day of April, 2014.

Dale M. Kimbrough

Donna G. Kimbrough

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale M. Kimbrough and wife, Donna G. Kimbrough, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072