BILL GARRETT, Davidson County
Trans:T20140041530 DEEDWARR
Recvd: 06/12/14 11:29 2 pgs
Fees:13.00 Taxes:708.64

20140612-0051281

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $191,525.00. Affiant Subscribed and sworn to before me, this the ___ day of June, 2014. Notary Public My commission expires: 11-23-14

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:
Luka Milicevic Audrey Wilson	Farmers Bk+ Trust	
704 Somerset Farms Court	4007 Hillsboro Rd.	141-07-0B-089.00-CO
Nashville, TN 37221	Nashville, TN 37215	

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, **ASHTON B. BYINGTON AKA ASHTON BART AND ELIZABETH BYINGTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKA MILICEVIC AND AUDREY WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 26 on the Plan of First Revision Section Three, Somerset Farms of record in Plat Book 7900, Page 741, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashton Bart and Elizabeth Byington by deed from Christopher H. Trabue and wife Helen L. Trabue of record in Instrument No. 20060621-0074105 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 21, 2006.

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 704 Somerset Farms Court, Nashville, TN 37221.

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 6th day of June, 2014.

Ashton B. Byington

Ashton B. Byington aka Ashton Bart

Elizabeth Byington

Elizabeth Byington

STATE OF COLORADO
COUNTY OF ARAPAHOE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashton B. Byington aka Ashton Bart and Elizabeth Byington, 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 05 day of June, 2014.

Dayana Hernandez

Notary Public

My Commission Expires: May 14, 2018

DAYANA HERNANDEZ HERRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019677
MY COMMISSION EXPIRES May 14, 2018

Return to:

Realty Title

206A Cool Spgs Blvd, Ste 106

Franklin, TN 37067