THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050820** BILL GARRETT, Davidson County Trans:T20140041575 DEEDWARR Recvd: 06/12/14 13:23 2 pgs Fees:13.00 Taxes:1809.30 20140612-0051360	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2014. Notary Public My Commission Expires: 10/20/17 THOMAS I. DOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Brian Kent Milford 4708 Utah Ave Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Branch Banking & Trust,Co 301 College Street Greenville,SC 29601	Tax Information: Tax Parcel ID No. 103-03-0-223.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney J. Cearley and Avery M. Rice Cearley, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Kent Milford, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11, BLOCK 5, SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, 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 Rodney J. Cearley, unmarried, and Avery M. Rice, unmarried, as tenants in common with right of survivorship by Warranty Deed from Mark B. Couch, married, recorded on the 9th day of February, 2007 in Instrument No. 20070209-0017273, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SYLVAN PARK, as recorded in Plat Book 332, Page(s) 104.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Sylvan Park Neighborhood Association recorded in Book 8330, Page 383 and Instrument No. 20010305-0020713, amended at Instrument No. 20130117-0005720.

This is improved property located at 4708 Utah Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2014.

Rodney J. Cearley

Avery M. Rice Cearley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rodney J. Cearley and Avery M. Rice Cearley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014