THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140045595 DEEDWARR
Recvd: 06/26/14 14:25 2 pgs
Fees:13.00 Taxes:1387.13
20140626-0056140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***374,900.00.

Angela M. Mills
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 24th day of June, 2014.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Mark B. Rankin 4925 Traceway Drive Nashville, Tennessee 37221	Pinnacle Bank 150 3rd Avenue, South #900 Nashville, Tennessee 37201	MAP 155-16-0 A PARCEL 243.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($***374,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Christopher E. Mills and Angela M. Mills, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mark B. Rankin and Elizabeth L. Rankin, husband and wife, (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:

BEING Lot No. 197 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, 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 Christopher E. Mills and wife, Angela M. Mills, by Warranty Deed dated May 26, 2000, from Centex Homes, a Nevada General Partnership, of record as Instrument No. 20000531-0053809 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4925 Traceway Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Traceside, Section Ten, Revision One, of record in Book 9700, page 827, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 24th day of June, 2014.

Christopher E. Mills

Angela M. Mills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher E. Mills and Angela M. Mills, the bargainors, 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 24th day of June, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY