WARRANTY DEED

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027
Record Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $867,000.00

M. J. Nardo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-23-17
(AFFIX SEAL)

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Milam	Sun Trust Bank Same as new owner	131-03-0-093.00 (Tract 1)
(NAME) 1724 Green Hills Drive	(NAME) 901 Semmes Ave	131-03-0-079.00 (Tract 2)
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, RICHARD D. APPLE AND RACHEL P. APPLE, HUSBAND AND WIFE AND PATRICK H. J. PRICE, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. MILAM AND R. ASHLEY MILAM, 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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Green Hills Resubdivision No. 2, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 75 feet on the westerly margin of Green Hills Avenue and extends back between parallel lines 150 feet to a dead line.

Tract II

Land in Davidson County, TN, being the easterly 50 feet of Lot No. 20 on the Plan of Birdhaven of record in Book 1130, page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said plan 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record in Book 4076, page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property; thence with the easterly line of said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 1/2 feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, page 139, said Register's Office.

Being the same property conveyed to RICHARD D. APPLE, RACHEL P. APPLE AND PATRICK H. J. PRICE, by deed from ROB ALLEN MORTENSEN AND WIFE, LISA GRACE MORTENSEN, of record in Instrument No. 20081204-0117631, dated December 15, 2007, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the Plan of Green Hills Resubdivision No. 2, of record in Book 547, page 139 and Plan of Birdhaven, of record in Book 1130, page 30, Register's Office for said County; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20140049423 DEEDWARR
Recvd: 07/10/14 15:37 2 pgs
Fees:13.00 Taxes:3207.90
20140710-0060967

unimproved ☐

This is improved ☒ property, known as 1724 Green Hills Drive, Nashville, TN 37215

(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 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 our hands this 20th day of June, 2014.

R D Apl
Richard D. Apple

Rachel P. Apple
Rachel P. Apple

Patrick H. J. Price
Patrick H. J. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard D. Apple, Rachel P. Apple and Patrick H. J. Price, the within named 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 at Office, this 20th day of June, 2014.

Notary Public

My Commission Expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.