BILL GARRETT, Davidson County
Trans: T20140055970 DEEDWARR
Recvd: 08/01/14 10:20 2 pgs
Fees: 13.00 Taxes: 865.80

20140801-0068816

WARRANTY DEED

VR14-5116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Sean Mills	Farmington Mortgage, a divison of CAPSTAR BANK (NAME)	
5116 Ashley Drive (ADDRESS)	2002 Richard Jones Rd, #300A (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	161-06-035.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JARROD KEVIN LINE AND WIFE, BETH M. LINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SEAN MILLS AND WIFE, LAURA F. MILLS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 56-A on the Plan of Resubdivision of Reserved Parcel "B" of McMurray Wood Subdivision, Section 2, of record in Plat Book 4060, Page 148, 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 Jarrod Kevin Line and wife, Beth M. Line by Warranty Deed from Steven Hooper and wife, Beverly Hooper, of record in Instrument No. 20060802-0093923, Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 2, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4060, Page 148, Book 3279, Page 205; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5116 Ashley Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of July, 2014.

Jarrod Kevin Line

Beth M. Line

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2014, before me personally appeared Jarrod Kevin Line and wife, Beth M. Line to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959