

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$207,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Milliman 724 Settlers Ct Nashville TN 37221	Quicken Loans Inc 1050 Woodward Ave Detroit, MI 48226	Map 126 150 A Parcel 13800 CO

For and in 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,

Sharon Calvert, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Morgan Milliman, a single woman

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. 243 on the plan of Boone Tract at Biltmore, Section 3 of record in Book 6050, Page 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to Sharon Calvert by deed from David M. Roberts and wife, Cathey L. Roberts, of record in Instrument No 20050504-0050036, Register's Office for said County.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 7265, Page 657; Book 9342, page 312; as re-recorded in Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; and in Book 11455, page 443, Register's Office for Davidson County, Tennessee.
4) Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, Register's Office for Davidson County, Tennessee.
5) Subject to H.O. A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

This is ☐un ☒improved property known as: 724 Settlers Ct, Nashville, TN 37221
(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 my hand(s) this 21st day of November, 2014.

Sharon Calvert
Sharon Calvert

BILL GARRETT, Davidson County
Trans:T20140089326 DEEDWARR
Recvd: 11/26/14 14:03 2 pgs
Fees:13.00 Taxes:767.75
20141126-0109353

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sharon Calvert, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Tennessee Title Services LLC
6 Cadillac Dr S-290
Brentwood TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027