NEW OWNER:

TRACYE DELANE MILOSEV
5242 WHITES CREEK PIKE
WHITES CREEK, TN 37189

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1156

Map and Parcel 02200007800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140092258 DEEDWARR
Recvd: 12/10/14 09:28 3 pgs
Fees:18.00 Taxes:314.50
20141210-0112962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand and 00/100 Dollars ($85,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JEREMY HARGROVE, Individually and JEREMY HARGROVE, as Guardian of the Property of Carolyn Nicole Hargrove, ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto TRACYE DELANE MILOSEV, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being a portion of the James C. Stanfield, et ux, property as recorded in Book 3102, Page 623, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of White's Creek Pike, said point being the northeast corner of Tract No. 3 of this survey, thence with said Tract N 80 deg. 22 min. W 993.05 feet to an iron pin in Gupton's line; thence, with said Gupton's line N 20 deg. 24 min. W 151.42 feet to an iron pin, the northwest corner of this property; thence, and following an old fence, S 83 deg. 18 min. E 447.00 feet to a point in the fence; thence, with same S 82 deg. 46 min. E 500.00 feet to a point in the center of White's Creek Pike; thence with said Pike S 24 deg. 47 min. E 200.00 feet to a point in said Pike; thence, with same S 36 deg. 11 min. E 13.02 feet to the beginning, containing 3.37 acres, more or less, by survey of Richardson-Morris Co., May 16, 1973.

Included in this conveyance is a Manufactured Doublewide Home, Model Year: 1982, Manufacturer: Clayton Homes, Senator, Serial Number: CL-

6143 TN24X48-3FBR, Length: 48 feet, Width: 24 feet; TEN045860 & 045861.

Being the same property conveyed to JEREMY HARGROVE and DOLORES M. BIGGS, both unmarried by Warranty Deed from Daniel H. Doe and wife, Ann J. Kuehl, dated March 15, 2004, and of record in Instrument No. 20050318-0029959, Register's Office for DAVIDSON County, Tennessee. Dolores M. Biggs is now deceased, having died on March 6, 2006. Dolores M. Bigg's estate was not probated and she died without a Last Will and Testament. The heirs-at-law of Delores M. Biggs were her husband, Jeremy Hargrove and her daughter, Carolyn Nicole Hargrove. For further reference to title, see Order, of record in Docket No. 14P1982, in the Seventh Circuit Court for Davidson County, Tennessee, approving the sale of the property herein by Jeremy Hargrove in his individual capacity and as Guardian of the Property of Carolyn Nicole Hargrove.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 5242 WHITES CREEK PIKE, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3102, Page 623, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on December 7, 2014 at 5:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 4th day of December, 2014.

JEREMY HARGROVE

- Guardian

JEREMY HARGROVE, Guardian of the Property of Carolyn Nicole Hargrove

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEREMY HARGROVE, Individually and as Guardian of the Property of Carolyn Nicole Hargrove**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed to before me this 4th day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018