Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155461

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019366 DEEDWARR
Recvd: 03/17/15 12:38 2 pgs
Fees:13.00 Taxes:684.13
20150317-0022852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Milliman 2004 Chadwell Overlook Drive Madison, TN, 37115	NEW OWNER	051-02-0-A-003.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MILLIMAN, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Situated in Davidson County, Tennessee, and being Unit Number 3, Chadwell Retreat Townhomes, as created by Master Deed of record in Instrument Number 20080702-0068253, and amended in Instrument Number 20080924-0097122, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from James W. Dillard, dated October 22, 2007 and recorded October 24, 2007, of record in Instrument Number 20071024-0125575, in the Register's Office of Davidson County, Tennessee.

AND BEING a portion of the same property previously conveyed to James W. Dillard by Warranty Deed from Dillard Holdings, LLC, dated 4/11/2007, recorded 4/12/2007, of record in Instrument No. 20070412-0044319, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2004 Chadwell Overlook

JCR

Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of March, 2015.

Danny C Roark

DANNY ROARK

James Dillard

JAMES DILLARD

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

On this the 12th day of March, 2015, before me, appeared Danny Roark and James Dillard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Chadwell Retreat, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Chadwell Retreat, LLC, and said officer acknowledged said instrument to be the free act of deed of said Chardwell Retreat, LLC.

WITNESS my hand and seal, this the 12th day of March, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017