File Box 8

BILL GARRETT, Davidson County
Trans:T20150039367 DEEDWARR
Recvd: 05/20/15 14:15 2 pgs
Fees:13.00 Taxes:753.69
20150520-0046691

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57387
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brent Milligan Sarah Milligan 1048 Stonebridge Park Drive Franklin, TN 37069	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 14706005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane K. Mann, married, and Tommye S. Thompson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Milligan and Sarah Milligan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Caldwell Hall, Section One, (Revised) of record in Book 2900, Pages 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane K. Mann and Tommye S. Thompson by Warranty Deed from Leroy J. Bell and wife, Doris M. Bell, dated February 23, 2004, recorded February 28, 2004 in Instrument No. 20040226-0021909, Register's Office for Davidson County, Tennessee.

David E. Mann, husband of Diane K. Mann, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book, 2900 Pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is improved property, known as 254 Blackman Road, Nashivlle, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2015.

Diane K. Mann

Tommye S. Thompson

David E. Mann

State of Tennessee

County of Davidson

On this 18th day of May, 2015, before me the undersigned authority, personally appeared Diane K. Mann and Tommye S. Thompson and David E. Mann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $203,700.00.

Affiant

Sworn and subscribed before me this 18th day of May, 2015.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.