BILL GARRETT, Davidson County
Trans:T20150049192 DEEDWARR
Recvd: 06/19/15 13:27 2 pgs
Fees:13.00 Taxes:621.60
20150619-0058955

B of 36

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Todd Boyd
Affiant

Subscribed and sworn to before me, this 18th day of June, 2015.

June E. Rowell
Notary Public
My commission expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

02-1505-49480

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrew Ball 3930 Hoggett Ford Rd. Hermitage TN 37076	SAME AS NEW OWNER	097-02-0-A-236.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren Barrett now known as Lauren Milam, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew Ball, a single man**, hereinafter called the Grantees, their successors and assigns, a 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. 236, on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Barrett by deed from Beazer Homes Corp., a Tennessee corporation, dated October 26, 2012, recorded November 2, 2012, of record in Instrument No. 20121102-0101264, Register's Office for Davidson County, Tennessee.

Matthew Milam joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3930 Hoggett Ford Rd., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 18th day of June, 2015.

Lauren Milam 6-18-15
Lauren Milam

Matthew Milam 6-18-15
Matthew Milam

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lauren Milam and Matthew Milam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of June, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON