BILL GARRETT, Davidson County
Trans:T20150053526 DEEDWARR
Recvd: 07/02/15 13:35 5 pgs
Fees:28.00 Taxes:934.25
20150702-0064355

This instrument was prepared by:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

From: CAROLYN W. SADLER,
Grantor

Map-Parcel Numbers:
103-14-0A-050.00-CO

To: CLARA M. MILLIGAN,
Grantee

Address New Owner(s) as follows:

Clara M. Milligan
4500 Post Road, Unit 50
Nashville, Tennessee 37205

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Clara M. Milligan
4500 Post Road, Unit 50
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars ($252,500.00).

Clara M. Milligan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of June, 2015.

JESSICA RAE MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-21-2016

Notary Public

My Commission Expires: 6-21-16

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars ($252,500.00), the receipt and sufficiency of which are hereby

acknowledged, CAROLYN W. SADLER ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CLARA M. MILLIGAN ("Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 4500 Post Road Unit 50 in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on following page]

Witness my hand this 29th day of June, 2015.

GRANTOR:

CAROLYN W. SADLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Mayberry, a Notary Public of said County and State, **CAROLYN W. SADLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of June, 2015.

Notary Public

My Commission Expires: 6-21-16

(Seal)

JESSICA RAE MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit E-50 in a Horizontal Property Regime located on the plat of the Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CAROLYN W. SADLER by deed from JENNIFER KISER GREEN and husband, GEORGE G. GREEN, III, of record in Instrument No. 20130314-0025629, dated March 13, 2013, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 103-14-0A-050.00-CO.

2. Matters shown on the Plan of record in Plat Book 5200, page 43, said Register's Office.

3. Master Deed of record in Book 5280, page 464, amended in Book 6553, page 108, corrected in Book 6612, page 155 and further amended in Instrument No. 20130326-0029697, said Register's Office.