Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2015

Notary Public
Commission Expires: 10/28/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150059826 DEEDWARR
Recvd: 07/22/15 13:31 2 pgs
Fees: 13.00 Taxes: 434.75
20150722-0071872

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Quentin Hughes 603 Carmel Avenue Madison, TN 37115	Pinnacle Bank 150 3rd Ave. S., #900 Nashville, TN 37201	052-02-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thorin Kinsall Milliken, and wife, Cynthia Kinsall Milliken FKA Cynthia Napier

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Quentin Hughes, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 44, Block "D", Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 51 feet on the north side of Carmel Avenue as measured along a broken line, and runs back between lines 140 feet on the west line and 145 feet on the east line, to a dead line in the rear, on which it measures 50 feet.

BEING the same property conveyed to Thorin Kinsall Milliken, an unmarried man, and Cynthia Napier, an unmarried woman, by Warranty Deed from Rose M. Barse, dated 8/15/07 and recorded 9/4/07 in Instrument Number 20070904-0105804, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5132, Page 386, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 603 Carmel Avenue, Madison, TN 37115.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of July, 2015.

Thorin Kinsall Milliken

Cynthia Kinsall Milliken

Cynthia Kinsall Milliken

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Thorin Kinsall Milliken, and wife, Cynthia Kinsall Milliken
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of July, 2015.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

