Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150063237 DEEDWARR
Recvd: 07/31/15 13:57 2 pgs
Fees:13.00 Taxes:527.25
20150731-0075886

06-1506-76115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Julie Garside
Affiant

Subscribed and sworn to before me this 20th day of July, 2015.

Notary Public
My commission expires:

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Corey Milan 2834 Surrey Road Nashville TN 37214	Same as new owner	096-10-0-041.00

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, **Danny L. Ross, Sr., unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John C. Milan and Lisa A. Milan, husband and wife**, 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. 21, on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny L. Ross, Sr. by deed from Roy D. Gleaves and wife, Dorothy L. Gleaves, dated August 1, 2001, recorded August 1, 2001, of record in Instrument No. 20010801-0081479, Register's Office for Davidson County, Tennessee.

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 2834 Surrey Road, Nashville, TN 37214.

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 22nd day of July, 2015.

Danny L. Ross, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Danny L. Ross, Sr.**, 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 Nashville, TN, this 22nd day of July, 2015.

Notary Public
Davidson

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission expires:

Return to:
Magnolia Title + Escrow
615 Main St.
Nashville, TN 37206