2009
100113

BILL GARRETT, Davidson County
Trans:T20150078669 DEEDWARR
Recvd: 09/16/15 10:35 2 pgs
Fees:13.00 Taxes:1268.73
20150916-0093877

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $342,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2015.

Notary Public
My commission expires: 10/18/16

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

07-1508-86140

Address of New Owner:	Send Tax Bills to:	Tax Information:
Todd Milliken 8916 Macauley Lane Nolensville TN 37135	First Community Bank 275 Robert Rose Drive Murfreesboro, TN 37129	186-04-0-A-057.00 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, **Wesley Garland and Jennifer Garland, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Todd Milliken and Nancy Milliken, 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. 167, on the Plan of Burkitt Place, Phase 1A, Section 2, of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley Garland and Jennifer Garland, husband and wife by deed from Celebration Homes, LLC, a Tennessee Limited Liability Company, dated September 10, 2008, recorded September 12, 2008, of record in Instrument No. 20080912-0093559, 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 8916 Macauley Lane, Nolensville, TN 37135.

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 15th day of September, 2015.

Wesley Garland

Jennifer Garland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wesley Garland and Jennifer Garland**, 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 Franklin, TN, this 15th day of September, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016