This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/17/15 13:50 3 pgs
Fees:18.00 Taxes:573.50
20150917-0094549

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lovell Properties, LLC **4705 Alabama Ave.** **Nashville, Tenn. 37209**	**New Owner**	**090-080-155.00**

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That **Fred W. Milan and wife, Frances G. Milan** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Lovell Properties, LLC** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Subdivision of Lot No. 28 and part of Lot 30 of The B. F. Cockrill Farm of record in Plat Book 161, Pages 134 and 135, of record in Plat Book 332, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 100 feet on the westerly margin of Gorman Avenue, now Croley Drive, and extends back between parallel lines with the southerly margin of Franklin Street 140 feet to an alley in the rear.

Being the same property conveyed to Fred W. Milan and wife, Frances G. Milan by Quitclaim deed from Fred W. Milam and wife, Frances G. Milam of record in Book 11384, page 665, Register's Office for Davidson County, Tennessee, dated February 26, 1999 and recorded on March 15, 1999.

This is improved property which bears the address of: 721 Croley Drive, Nashville, Tenn. 37209

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **16th** day of **September, 2015.**

Fred W. Milan
Fred W. Milan

Frances G. Milan
Frances G. Milan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Fred W. Milan and Frances G. Milan,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee, on this **16th** day of **September, 2015.**

Notary Public

Commission Expires: 12/16/16

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$155,000.00**.

Sworn to and subscribed before me this **16th** day of **September, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

