WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2015

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Fred W. Milan and Frances G. Milan	Fred W. Milan and Frances G. Milan	34-5-13
(NAME)	(NAME)	
309 Gates Road	309 Gates Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152040

For and 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, **WE, JUDITH E. WEST AND RONALD R. MASSEY, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF RUTH E. MASSEY**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **FRED W. MILAN AND WIFE, FRANCES G. MILAN**, 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. 26 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the Westerly side of Gates Road and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Prentice R. Massey and wife, Ruth E. Massey by deed from Fieldcrest, Inc., dated March 25, 1963, of record in Book 3531, page 387, Register's Office for Davidson County, Tennessee. The said Prentice R. Massey having since died on December 10, 2001 leaving Ruth E. Massey as surviving tenant by the entirety. The said Ruth E. Massey having since died on June 27, 2015 and by her Will of record in Docket No. 15P-1295, Davidson County Probate Court Clerk's Office, the subject property was devised to Ronald R. Massey and Judith E. West.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3370, page 121, and Book 3398, page 438, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 309 Gates Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150087905 DEEDWARR
Recvd: 10/15/15 12:05 2 pgs
Fees:13.00 Taxes:437.53
20151015-0104897

Witness our hands this 14th day of October, 2015

Judith E. West

Ronald R. Massey

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judith E. West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2015.

Notary Public
My Commission Expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald R. Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2015.

Notary Public
My Commission Expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY