STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $282,500.00

Affiant

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

Notary Public

My commission expires: _____

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

BILL GARRETT, Davidson County
Trans:T20150088601 DEEDWARR
Recvd: 10/19/15 09:27 2 pgs
Fees:13.00 Taxes:1045.25
20151019-0105852

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Milliner **Denita Stokes-Milliner**	NEW OWNER	**01816013500**
333 Moncrief Ave		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Phillip Marlin and Christy Marlin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Milliner and Denita Stokes-Milliner, husband and wife

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. 31 and 32 and the westerly part of Lot No. 30 on the revised map of the Moncrief Subdivision of the North part of the Allen Matthis Lands of Goodlettsville in the 10th Civil Dsitrict of said county. Said Lots and part of lot adjoin and front together 125 feet on the northerly side of Moncrief Avenue and runs back between lines 355.5 feet on the westerly line of Lot No. 32 and 313.7 feet on the easterly line of said part of Lot No. 30 to a dead lin in the rear on which they measure 134.2 feet.

Being the same property conveyed to Phillip Marlin and Christy Marlin, husband and wife by Warranty Deed from Joseph Bowling McIntosh, an unmarried man dated 11/02/12 and recorded on 11/06/12 in Instrument No. 20121106-0102358, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 333 Moncrief Ave, Goodlettsville, TN 37072.

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 do 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 in 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 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/our hand(s) this 15th day of October, 2015.

Phillip Marlin

Christy Marlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Phillip Marlin and Christy Marlin, the within named Grantor(s), 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, at office, this 15th day of October, 2015.

Notary Public

My Commission Expires

