BILL GARRETT, Davidson County
Trans: T20150089745 DEEDWARR
Recvd: 10/21/15 13:33 2 pgs
Fees: 13.00 Taxes: 1458.08
20151021-0107138

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1307

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,075.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2015

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alice Megan Milner 536 B. Moore Ave Nashville, TN 37203	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	105-07-0R-001.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alice Megan Milner and Derek Milner, wife and husband

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 Unit A of Moore Avenue Commons, a Townhouse Planned Unit Development, as set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20141017-0096095, Register's Office for said County, and shown on plan set out as Exhibit "B" to said Declaration.

BEING PART OF the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Martha Salazar, unmarried, dated 10/10/14 and recorded 10/14/14 in Instrument Number 20141014-0094722; and part of the same property previously conveyed to Martha Salazar by Warranty Deed from Ralph A. Edwards, a/k/a Rusty Edwards, and wife, Velma E. Edwards, dated 4/20/01 and recorded 2/5/02 in Instrument Number 20020205-0015840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 536 B. Moore Ave, Nashville, TN 37203.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of October, 2015.

Jackson Valley Land Partners, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and official seal at office this 15 day of OCT, 2015.

_____
Notary Public

Commission Expiration:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

01-19-2016