This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150100279 DEEDWARR
Recvd: 11/25/15 09:29 2 pgs
Fees:13.00 Taxes:555.00
20151125-0119531

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Phillip Y. Kim	**NEW OWNER**	**151-10-0A-074.00-CO**
709 Winchester Place		
Antioch, TN 37013		

****

That **Craig N. Milner,** (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 **Phillip Y. Kim and Laura Heather Kim, Husband and Wife** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these present does **GRANT, SELL AND CONVEY**, unto the Grantee that certain tract or parcel of real property situated in **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 Grantor 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. 291 on the Plan of Phase 1, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20010123-0006894, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Kinita Love, unmarried by Warranty deed from Billy R. Williams, II, and wife, Naomi Williams of record in Instrument No. 20060113-0005467 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 13, 2006.
Being the same property conveyed to Craig Milner by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20150914-0092977 Register's Office for Davidson County, Tennessee, dated September 09, 2015 and recorded on September 14, 2015.

This is improved property known as: 709 Winchester Place, Antioch, TN 37013

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

The Grantor covenant with the Grantee that the Grantor is 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 Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **13th** day of **November, 2015.**

Craig N. Milner

Craig N. Milner

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, **Craig N. Milner,** the Grantor, 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 on this **13th** day of **November, 2015.**

Notary Public

My Commission Expires: 6/24/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$150,000.00.**
Sworn to and subscribed before me this **13th** day of **November, 2015.**

Affiant

Notary Public

My Commission Expires: 06/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY