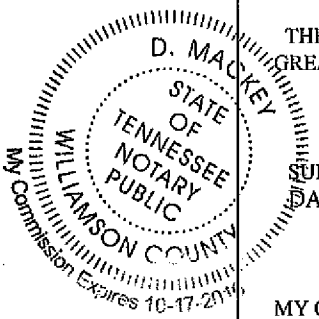
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/15 16:07 3 pgs
Fees:18.00 Taxes:888.00
20151218-0127558



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Dec, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 10/17/16

MST 2015-1350

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Young, Jr.	New Owner	142 09 0E 083.00
(NAME)	(NAME)	
1284 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brett L. Milner and Lynn G. Milner, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald A. Young, Jr., unmarried** 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, TN, being Unit No. 1284, on the Plan of River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, condominium apartments, recorded in Book 5200, page 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Apartments, Property, Co-Owners and Tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this Deed reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brett L. Milner and Lynn G. Milner, husband and wife by Warranty deed from Michael Key, joined by his spouse, Van Fen Key of record in Instrument No. 20130607-0058191 Register's Office for Davidson County, Tennessee, dated May 05, 2013 and recorded on June 07, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, subject the Plat of River Plantation, Section Seven, condominium apartments, recorded in Book 5200, page 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Apartments, Property, Co-Owners and Tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, Restrictive covenants contained in an instrument of record in Book 7389, Page 924; Book 7389, Page 941; Book 9247, Page 951; Book 9780, Page 284; Book 10024, Page 409; Book 10417, Page 348, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 5410, Page 248; Book 4562, Page 474; Book 4661, Page 334; Book 4784, Page 464; Book 4956, Page 756, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 4691, Page 906, Register's Office for Davidson County, Tennessee.

This property, known as 1284 General George Patton Road, Nashville, TN 37221
(House Number) (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 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 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 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 18th DAY OF Dec., 2015.

Brett L. Milner

Lynn G. Milner

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett L. Milner and Lynn G. Milner, with whom I am personally acquainted (or provided 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 and official seal, this the 18th day of December, 2015.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: _____

