SEND TAX BILLS TO NEW OWNER:
Colton Carroll
1606 West Road
Goodlettsville TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20160023697 DEEDWARR
Recvd: 03/23/16 14:00 3 pgs
Fees:18.00 Taxes:462.50
20160323-0027566

Map: 029
Parcels: 00-0-041.00; 258.00; 040.00; & 334.00

THIS DEED OF CONVEYANCE, executed and delivered by **DONALD W. MILLIKEN** and wife, **JANICE R. MILLIKEN**, hereinafter called the Grantors, to **COLTON CARROLL**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the northerly margin of Grays Point Road, the southwest corner of a tract of land which belongs to Angela Claire Kerns, having a deed reference in Instrument Number (I.N.), 20131227-0130351, RODCT, the southeast corner of this tract and continuing with the northerly margin of Grays Point Road, as follows: with a curve to the left, having a radius of 250.00 feet, an arc distance of 157.94 feet, and a chord bearing and distance of S 78°20'23" W, 155.32 feet; thence, S 60°14'29" W, 7.41 feet; thence with a curve to the left, having a radius of 300.00 feet, an arc distance of 149.87 feet, and a chord bearing and distance of S 45°55'47" W, 148.32 feet; thence, S 31°37'05" W, 112.66 feet to a fence post (old), in the northerly margin of Grays Point Road, a corner of a tract of land which belongs to Melissa Harrison, having a deed reference in I.N. 20030626-0088064, RODCT; thence with the boundary of said tract of land which belongs to Melissa Harrison, as follows: N 45°43'14" W, 257.00 feet to an iron pin (new); thence, S 20°21'29" W, 173.00 feet to an iron pin (old), a common corner of said tract of land which belongs to Melissa Harrison, and a corner of a tract of land which belongs to Debra J. Garris, having a deed reference in I.N. 20091007-0086106, RODCT, and also a corner of a tract of land which belongs to Kevin Fisher, having a deed reference in I.N. 20080821-0086106, RODCT; thence, N 37°49'12" W, passing a common corner of said tract of land which belongs to Kevin Fisher, and a tract of land which belongs to Wayne Winters, having a deed reference in I.N. 20150106-0001263, RODCT, and continuing on in all 679.08 feet to a hickory tree 'down', marked by witness pins (new), to the south and the north of said tree, a corner of said tract of land which belongs to Wayne Winters; thence with the boundary of said tract of land which belongs to Wayne Winters, as follows: N 07°07'43" E, 1175.22 feet to a stone (old), marked by pipe (old) 'witness 0.68' southeast of said stone; thence, S 82°05'43" E, 529.79 feet to an pipe (old), a corner of said tract of land which belongs to Wayne Winters, a corner of a tract of land which belongs to Mozelle M. Rottero, having a deed reference in I.N. 20100503-0033364, RODCT; thence, S 12°50'24" E, 1295.14 feet, to a stump at a fence line corner, marked by witness pins (new), to the north and south of said stump, a common corner of said tract of land which belongs to Mozelle M. Rottero, and said tract of land which belongs to Angela Claire Kerns; thence, S 09°57'48" E, 152.31 feet, to the point of beginning, containing 26.47 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 24, 2016.

Being the same property conveyed to Donald W. Milliken and wife, Janice R. Milliken, by deed from Donald W. Milliken, Executor of the Estate of Aldridge G. Milliken, deceased, of record in Book 9785, page 943, and by deed from J. E. Proctor and wife, Malissie Proctor, of record in Book 4309, page 424, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 17th day of March, 2016.

Donald W. Milliken
DONALD W. MILLIKEN

Janice R. Milliken
JANICE R. MILLIKEN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald W. Milliken** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17th day of March, 2016.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice R. Milliken** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17th day of March, 2016.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$125,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 17th day of March, 2016.

My Commission Expires: _____

NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY