THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste. 203A
Nashville, TN 37215

CRT File No. 16026723

BILL GARRETT, Davidson County
Trans:T20160027563 DEEDWARR
Recvd: 04/05/16 12:04 2 pgs
Fees:13.00 Taxes:1665.00
20160405-0032518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Young McMillin and Angela Walker McMillin 200 Heather Circle Brentwood TN 37027-4300	New Owner	Tax Parcel ID No. 160100A02100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin D. West and wife, Mary E. West** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Young McMillin and Angela Walker McMillin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 21, HEATHERWOOD, as shown on plat of record in Plat Book 6900, Page 897, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin D. West and wife, Mary E. West by Warranty Deed from Stephen A. Bridges and wife, Lori S. Bridges, recorded on the 27th day of June, 2007 in Instrument No. 20070627-0076560, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEATHERWOOD, as recorded in Plat Book 6900, Page(s) 897

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7839, Page 27

Charter for Heatherwood Community Association, Inc. recorded in Book 7883, Page 808.

Easement recorded in Book 8257, Page 544 and Book 8510, Page 816.

Deed to Heatherwood Community Association, Inc. for open space recorded in Book 8489, Page 670.

This is improved property located at 200 Heather Circle Brentwood TN 37027-4300

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2016.

Kevin D. West

Mary E. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin D. West and Mary E. West, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018