Davidson County DEEDWARR
Recvd: 04/08/16 16:20 3 pgs
Fees:18.00 Taxes:536.50
20160408-0034066

WARRANTY DEED

BMR16-1447

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOWDERN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Day to Day Real Estate, LLC	Day to Day Real Estate, LLC	
1447 Ardee Avenue	1447 Ardee Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2803	Nashville, TN 37216-2803	072-04-233.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF BRITTIE C. MCMILLON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAY TO DAY REAL ESTATE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of A Resubdivision of part of Country Club Estates, of record in Plat Book 1424, Page 126, 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 James T. McMillon and wife, Brittie C. McMillon by Warranty Deed from Samuel L. Odom and wife, Theresa P. Odom, of record in Book 3432, Page 373, Register's Office for Davidson County, Tennessee, dated September 7, 1962 and recorded on September 7, 1962.
(Value or consideration shown in aforementioned Deed $ N/A)

The said James T. McMillon having since died leaving Brittie C. McMillon as surviving tenant by the entirety, then Brittie C. McMillon died September 15, 2015 and her estate being probated in Davidson County, Tennessee, under Docket No. 15P1728 wherein the Executor was given authority to sell real estate.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1424, Page 126, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1447 Ardee Avenue , Nashville, Tennessee 37216-2803
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of April, 2016.

The Estate of Brittie C. McMillon

BY: _____
Judy M. Brown, Executrix

_____
Theresa Elaine Nixon, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of April, 2016, before me personally appeared , Judy M. Brown and Theresea Elaine Nixon , Co-Executrices of the The Estate of Brittie C. McMillon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

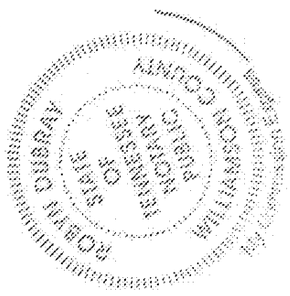
Witness my hand and official seal, this the 8th day of April, 2016.

_____
Notary Public

My Commission Expires: 3/21/2017

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959



True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', 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: 02/21/2017

