This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 163-11-1

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kassandra L. Dare
2965 Baby Ruth Ln.
Antioch, TN 37013

SEND TAX BILLS TO:

Same

BILL GARRETT, Davidson County
Trans:T20160029265 DEEDWARR
Recvd: 04/11/16 14:10 2 pgs
Fees:13.00 Taxes:545.75
20160411-0034522

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **ADAM JACOB MILLS, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **KASSANDRA L. DARE, UNMARRIED**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1, Section One, Final Plat, Baby Ruth Lane Estates, according to plat and survey of same appearing of record in Plat Book 9700, Page 611, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Adam Jacob Mills, by Quitclaim Deed from Adam Jacob Mills and Peter Ken Mills, dated May 28, 2009, appearing of record in Instrument No. 20090707-0063339, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on the Plan of record in Plat Book 9700, page 611, and to the Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Baby Ruth Lane Estates Subdivision of record in Deed Book 11178, page 26; both of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2965 Baby Ruth Ln., Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7th day of April, 2016.

ADAM JACOB MILLS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ADAM JACOB MILLS**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7th day of April, 2016.

NOTARY PUBLIC

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$147,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7 day of April, 2016.

NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-18-16