BILL GARRETT, Davidson County
Trans:T20160032428 DEEDWARR
Recvd: 04/20/16 11:27 3 pgs
Fees:18.00 Taxes:814.00
20160420-0038299

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167249

WARRANTY DEED

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2016.

NOTARY PUBLIC

My commission expires: 12-17-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demetrius S. Northern 3225 West Hamilton Avenue Nashville, TN 37218	Peoples Home Equity 5205 Maryland Way, #100 Brentwood, TN 37027	070 01 0 052,00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRIEDA GAIL CRAIG, MARRIED, CAROL A. MILHOUSE, MARRIED, HERBERT MILHOUSE, JR., UNMARRIED, AND LINDA MILHOUSE KNOX, MARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DEMETRIUS S. NORTHERN AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot. No 289, of the plan of Treppard Heights, Section IV, of record in Book 2854, page 16, Register's Office for Davidson County, Tennessee.
Said lot fronts 80 feet on the southerly side of West Hamilton Avenue and runs back 261.8 feet on the westerly line and 247.9 feet on the easterly line to a dead line in the rear on which it measures 81.3 feet.

Being the same property conveyed to Herbert Milhouse and wife, Inez Milhouse from Thaddeus L. Pinkston and wife, Tiffany Pinkston by deed dated 07/24/1998, filed for record on 07/27/1998 in Book 11036, page 962, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Herbert Milhouse from Inez Milhouse by quit claim deed dated 12/12/2001, filed for record on 12/12/2001 in Instrument No. 200112120137043, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Herbert Milhouse and Inez Milhouse, husband and wife, from Herbert Milhouse, a married man, by quit claim deed dated 03/30/2004, filed for record on 04/12/2004 in Instrument No. 200404120040867, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Inez Milhouse and Herbert Milhouse, wife and husband from Inez Millhouse, a married woman, by corrective quit claim deed dated 03/30/2004, filed for record on 04/12/2004 in Instrument No. 200404120040868, Register's Office for Davidson County, Tennessee.

Herbert Milhouse (AKA Herbert Milhouse, Sr.) died on May 11, 2011. Inez Milhouse died on December 27, 2014. At the time of her death her surviving heirs were Frieda Gail Craig, Carol A. Milhouse, Herbert Milhouse, Jr., Edith Yvonne Milhouse, and Linda Milhouse Knox. Edith Yvonne Milhouse having since died on November 22, 2015, leaving no heirs pursuant to Affidavit of Heirship recorded simultaneously herewith at Inst. #20160420-0038293 and Inst. #20160420-0038294 Further, pursuant to Affidavit of Heirship recorded simultaneously herewith at Inst. #20160420-0038295 and Inst. #20160420-0038296 Frieda Gail Craig, Carol A. Milhouse, Herbert Milhouse, Jr., and Linda Milhouse Knox conveys the subject property as the Heirs of Inez Milhouse. Said property was never the principal residence of the grantors.
*20160420-0038297 **20160420-0038298
The address of the herein described property is believed to be 3225 West Hamilton Avenue, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of April, 2016.

Frieda Gail Craig
Frieda Gail Craig

Carol A. Milhouse by Frieda Gail Craig Attorney-in-Fact
Carol A. Milhouse by Frieda Gail Craig, Attorney-in-Fact

Herbert Milhouse, Jr. by Frieda Gail Craig Attorney-in-Fact
Herbert Milhouse, Jr. by Frieda Gail Craig, Attorney-in-Fact

Linda Milhouse Knox by Frieda Gail Craig Attorney-in-Fact
Linda Milhouse Knox by Frieda Gail Craig, Attorney-in-Fact

STATE OF TX
COUNTY OF Harris

Personally appeared before me, a Notary Public, Frieda Gail Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of April, 2016.

Kathy Minter
Notary Public
State of Texas
MY COMM. EXP. 03-15-19
210306-6

Kathy Minter
Notary Public
My commission expires: 3/15/2019

STATE OF TX
COUNTY OF Harris

Personally appeared before me, a Notary Public, Frieda Gail Craig, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Carol A. Milhouse and acknowledged that she executed the same as the free act and deed of the said Carol A. Milhouse.

WITNESS my hand and seal, this the 12th day of April 2016.

Kathy Minter
Notary Public
State of Texas
MY COMM. EXP. 03-15-19
210306-6

STATE OF TX
COUNTY OF Harris

Personally appeared before me, a Notary Public, Frieda Gail Craig, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Herbert Milhouse, Jr. and acknowledged that she executed the same as the free act and deed of the said Herbert Milhouse, Jr..

WITNESS my hand and seal, this the 12th day of April 2016.

Kathy Minter
Notary Public
State of Texas
MY COMM. EXP. 03-15-19
210306-6

STATE OF TX
COUNTY OF Harris

Personally appeared before me, a Notary Public, Frieda Gail Craig, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Linda Milhouse Knox and acknowledged that she executed the same as the free act and deed of the said Linda Milhouse Knox.

WITNESS my hand and seal, this the 12th day of April 2016.

Kathy Minter
Notary Public
State of Texas
MY COMM. EXP. 03-15-19
210306-6