Prepared by:
Record and Return to:
Chapman & Rosanthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

DJR16-1829

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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
Josh Milliken	New owners	
1829 Merritt Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2801		053-06-0B-133.00-CO
(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 TRISON Y. STEVENS AND TRACEY J. STEVENS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA S. MILLIKEN, AN UNMARRIED MAN AND RACHEL M. SMITH, AN UNMARRIED*, 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:

*as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Phase 4B, Waterford, R10 Resedential P.U.D. of record in Plat Book 7900, Page 770, 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 Trison J. Stevens and Tracey J. Stevens, husband and wife by Warranty deed from Janice M. Gilbert Scurlock, married of record in Instrument No. 20130701-0067714 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 01, 2013.

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 7900, Page 770, Book 7463, Page 294, Book 8694, Page 216, as restated in Book 8699, Page 462, Book 9081, Page 63, Book 9112, Page 962, Book 9432, Page 988 and further amended in Book 9530, Page 182, Book 9530, Page 185, and Book 9530, Page 189, Book 8715, Page 583, as amended in Instrument No. 20090309-0020515, Book 7900, Page 985, Book 8711, Page 701, Book 9393, Page 833 and Book 9752, Page 82, Book 1717, Page 30, Book 2024, Page 225, Book 8715, Page 590 and Book 9393, Page(s) 831 and 833, Book 8765, Page 609, Book 10160, Page 287, Instrument Number 20111109-0087611, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1829 Merritt Street , Old Hickory, Tennessee 37138-2801
(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.

BILL GARRETT, Davidson County
Trans:T20160043503 DEEDWARR
Recvd: 05/24/16 11:15 2 pgs
Fees:13.00 Taxes:592.00
20160524-0051937

Witness ~~my/our~~ hand(s) this 20th day of May, 2016.

Trison Y. Stevens

Tracey J. Stevens

STATE OF Tennessee
COUNTY OF Williamson

On this the 20th day of May, 2016, before me personally appeared Trison Y. Stevens and Tracey J. Stevens, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of May, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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