FileBox 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050212 DEEDWARR
Recvd: 06/14/16 09:41 2 pgs
Fees:13.00 Taxes:2164.50
20160614-0060010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian S. Mulligan	PINNACLE BANK	116 08 0C 013.00
(NAME)	(NAME)	
13 Valley Forge	150 3RD AVE SOUTH, STE 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Ninety Thousand And No/100 Dollars ($590,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Johnathan Whitney Walle Mills, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian S. Mulligan**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain house and lot identified as Lot No. 13, as shown on the Revised Plan of Sugartree, Phase II, as of record in Book 4860, page 79 and 80, Register's office for Davidson County, Tennessee as amended by instruments of record in Book 5005, page 144; Book 5010, page 117; Book 5015, page 550; Book 5072, page 165; Book 5084, page 960, Book 5121, page 89; Book 5122, page 326; Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93; said Register's Office.

Being the same property conveyed to Johnathan Whitney Waller Mills, a single person by Testamentary Trustee's Deed of Distribution from M. Gail Waller, as Testamentary Trustee Under the Last Will and Testament of M. Diane Waller; Probate Docket No. 11P-1665, Probate Court for Davidson County, Tennessee dated September 20, 2012 and recorded September 26, 2012 as Instrument No. 201209260087558, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 13 Valley Forge, Nashville, TN 37205

File Number: FRN-163471SSO

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 7th day of June, 2016.

Johnathan Whitney Walle Mills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Whitney Waller Mills, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2016.

Notary Public

My Commission Expires: 3/6/18

WILLIAMSON COUNTY
DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC

File Number: FRN-163471SSO