BILL GARRETT, Davidson County
Trans:T20160055549 DEEDWARR
Recvd: 06/29/16 14:11 2 pgs
Fees:13.00 Taxes:913.90
20160629-0066491

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of June, 2016.

Notary Public
My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

06-1605-76409

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael B. Milton 3104 Rivers Edge Drive Nashville TN 37214	Peoples Home Equity 170 N Seven Oaks Knoxville, TN 37922	085-12-0-A-041.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William E. Perry and Rhonda F. Dixon, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael B. Milton and Carol J. Milton, husband and wife,** hereinafter called the Grantees, their successors and assigns, a 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. 2, on the Plan of Rivers Edge, Section One, Jackson Downs, Phase Two, of record in Book 7900, Page 557, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Perry by deed from Ronald S. Rabin and wife, Janice S. Rabin, dated June 29, 1998, recorded July 7, 1998, of record in Book 11009, Page 865, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William E. Perry and Rhonda F. Dixon, husband and wife by Quitclaim Deed from William E. Perry, a married man joined by his wife Rhonda F. Dixon, dated July 31, 2007, recorded August 16, 2007, of record in Instrument No. 20070816-0097965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3104 Rivers Edge Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 22nd day of June, 2016.

William E. Perry

Rhonda F. Dixon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William E. Perry and Rhonda F. Dixon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of June, 2016.

Notary Public
State of Tennessee at Large

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 04.03.2020