BILL GARRETT, Davidson County
Trans:T20160077861 DEEDWARR
Recvd: 09/06/16 13:26 2 pgs
Fees:13.00 Taxes:510.60
20160906-0093407

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1107 Ardee Avenue Trust Po Box 160772 Nashville, TN 37216	New Owner	061-15-0-102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROSEMARY MCCRARY and VIRGINIA ARLENE WALL,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 1107 Ardee Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled the Map of Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM R. MILLIKEN AND WIFE, GLYNN T. MILLIKEN, by deed from PETER T. MITCHELL AND NINA L. MITCHELL, of record in Book 1905, page 621, dated October 5, 1950 , said Register's Office. The said William R. Milliken having since died on or about September 8, 1980, leaving Glynn T. Milliken the surviving tenant by the entirety. GLYNN T. MILLIKEN, UNMARRIED further conveyed her interest by Quitclaim Deed to ROSEMARY MCCRARY AND VIRGINIA ARLENE WALL , TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Book 10564, page 709, dated August 8, 1987, said Register's Office.

This property is improved property known as 1107 Ardee Avenue, Nashville, TN, 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 1st day of September, 2016.

ROSEMARY MCCRARY

VIRGINIA ARLENE WALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROSEMARY MCCRARY and VIRGINIA ARLENE WALL** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of September, 2016.

Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016074618