WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079595 DEEDWARR
Recvd: 09/12/16 11:04 2 pgs
Fees: 13.00 Taxes: 928.70
20160912-0095500

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bedrock Global Capital LLC	Same as new owner	085-13-0-011.00
(NAME)	(NAME)	
20C Trolley Square		
(ADDRESS)	(ADDRESS)	
Wilmington, DE 19806		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Paul Brandon Milam, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bedrock Global Capital LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 23 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County.

Said Lot No. 23 fronts 85 feet on the east side of Toddway Court, and extends back 267.5 feet on the south line and 278.5 feet on the north line, to a dead line in the rear, on which it measures 153 feet.

Being the same property conveyed to Paul Brandon Milam and wife Pauline Rhodes Milam, by Warranty Deed from Gene F. Sevier and wife Donna B. Sevier, dated October 28, 1963, of record in Book 3644, page 355, Register's Office for Davidson County, Tennessee. The said Pauline Rhodes Milam is also known as Sarah Pauline Milam and Sarah Milam. The said Pauline Rhodes Milam having since died and subject property being vested in Paul Brandon Milam as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2663, page 31; restrictions of record in Book 2698, page 468 and Book 6663, page 358; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3214 Toddway Court, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 9th day of September, 2016.

Paul Brandon Milam by Vicki Lynn Milam, his
Attorney-in-Fact Vicki Lynn Milam, his Attorney-in-Fact

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Vicki Lynn Milam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Paul Brandon Milam**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Paul Brandon Milam**, the within named bargainor by the said **Vicki Lynn Milam** as such Attorney-in-Fact.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 9th day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 23850

