16-CO-657

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160113304 DEEDWARR
Recvd: 12/27/16 09:07 2 pgs
Fees:13.00 Taxes:851.00
20161227-0135163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

CLINT MILNER
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2016.

NOTARY PUBLIC ~~CONSULAR~~ OFFICER

My Commission Expires: FEB 2018

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Larry D. Finley and Janna Z. Finley	Franklin Synergy Bank	094-010-369.00
1417 Electric Ave	722 Columbia Ave	
Nashville, TN 37206	Franklin, TN 37064	

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLINT MILNER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LARRY D. FINLEY AND JANNA Z. FINLEY, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148, on the plan of Shelby Village No. Five, as shown by plat of record in Plat Book 2854, page 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clint Milner, unmarried, by Warranty Deed from Kenneth W. Hackney, Sr. and Linda Darline Hackney, husband and wife, dated April 11, 2014, recorded April 16, 2014, of record in Instrument No. 20140416-0031806, Register's Office for Davidson County, Tennessee.

This improved property is known as 1417 Electric Avenue, Nashville, TN 37206.

T.A.I.

THIS PROPERTY IS NOT THE RESIDENCE OF THE GRANTOR, HIS SPOUSE, IFANY OR DEPENDENTS, IF ANY.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20 day of DECEMBER, 2016.

Clint Milner

State of _____) BANGKOK,
County of _____) THAILAND

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clint Milner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of DECEMBER, 2016.

Kirsten Louise Fletcher
~~Notary Public~~ First Secretary and Consul
CONSULAR OFFICER
My commission expires: FEB 2018.

AUSTRALIAN EMBASSY
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BANGKOK