BILL GARRETT, Davidson County
Trans:T20160114236 DEEDWARR
Recvd: 12/28/16 14:34 2 pgs
Fees:13.00 Taxes:351.50
20161228-0136468

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$95,000.00** (Ninety Five Thousand).

Sarah Sandford
AFFIANT

Subscribed to and sworn before me this 28th day of December, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020
(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| True Haven Homes, LLC<br>147 Brookridge Drive<br>LaVergne, TN 37086 | SAME AS NEW OWNER | 04306018600 |

# WARRANTY DEED

FOR AND IN 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/WE, **JAMES M. MILLIKEN AND WIFE, GLENDA MILLIKEN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TRUE HAVEN HOMES, LLC,** 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 TO WIT:

**Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for said County. Said Lot No. 58 fronts 75.0 feet on the southerly side of Fedders Drive and extends back 154.8 feet on the easterly line and 101.97 feet on the westerly line, to a line in the rear which it measures 97.6 feet.**

**Being the same property conveyed to James M. Milliken and wife, Glenda Milliken by deed from David W. Thomas, Executor for the estate of Eva Jean Gray of record in Instrument No. 20110218-0013922, dated February 16, 2011 and recorded February 18, 2011, Register's Office for Davidson County, Tennessee.**

**Being also known as 504 Fedders Drive, Madison, Tennessee 37115.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**504 FEDDERS DRIVE**<br>**MADISON, TN 37115** |
|---|---|---|

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2016124435

**WITNESS,** this 28th day of December, 2016

James M. Milliken

Glenda Milliken

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 28th day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James M. Milliken and Glenda Milliken** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of December, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____