Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Parcel IDs: 131 03 0 093.00 (Tract 1) &
131 03 0 079.00 (Tract 2)

BILL GARRETT, Davidson County
Trans:T20160115253 DEEDWARR
Recvd: 12/30/16 15:30 3 pgs
Fees:17.00 Taxes:0.00
20161230-0137647

WARRANTY DEED

Property Address & New Owner:
R. ASHLEY MILAM,
TRUSTEE OF THE R. ASHLEY MILAM
REVOCABLE LIVING TRUST
1724 Green Hills Drive
Nashville, TN 37215

Mail Tax Statement to:
R. Ashley Milam
1724 Green Hills Drive
Nashville, TN 37215

The GRANTOR, **R. ASHLEY MILAM**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

R. ASHLEY MILAM, Trustee of the
R. ASHLEY MILAM REVOCABLE LIVING TRUST,
dated December 14, 2016

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Tract 1

Land in Davidson County, Tennessee, being Lot no. 20 on the Plan of Green Hills Resubdivision No. 2, of record in Book 547, Page 139, Register's Office of Davidson County, Tennessee.

Said Lot 20 fronts 75 feet on the westerly margin of Green Hills Avenue and extends back between parallel lines 150 feet to a dead line.

Tract 2

Land in Davidson County, TN, being the easterly 50 feet of Lot No. 20 on the Plan of Birdhaven of record in Book 1130, page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said plan 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record in Book 4076, Page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property; thence with the easterly line of

said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 ½ feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, Page 139, said Register's Office.

Being the same property conveyed to MICHAEL R. MILAM and wife, R. ASHLEY MILAM, by deed of record as Instrument Number 20140710-0060967 in the Register's Office of Davidson County, Tennessee. Said MICHAEL R. MILAM died on ~~May~~ June 3, 2015, and title passed to R. ASHLEY MILAM as the surviving tenant by the entirety.

This conveyance is made subject to all matters appearing on the Plan of Green Hills Resubdivision No. 2 of record in Book 547, Page 139 and Plan of Birdhaven, of record in Book 1130, Page 30, all in the Register's Office of Davidson County, Tennessee and any and all restrictions and easements of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 14th day of December, 2016, by the undersigned.

R. Ashley Milam

R. ASHLEY MILAM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **R. ASHLEY MILAM** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of December, 2016.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 3-1-2017

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 14th day of December, 2016.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 3-1-2017

My Commission Expires: _____