BILL GARRETT, Davidson County
Trans:T20170002111 DEEDWARR
Recvd: 01/09/17 14:15 2 pgs
Fees:13.00 Taxes:961.63
20170109-0002393

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58713
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jamey Freeman 917 Morton Mill Road Nashville, TN 37221	Churchill Mortgage 761 Old Hickory Blvd. #400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 141120B1200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Milbourn, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jamey Freeman, a single man,** hereinafter called the **Grantee,** Grantee's 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. 90 on the Plan of Southampton Phase 5 of record in Book 6900, page 217, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Sharp by Warranty Deed from Priscilla M. Woods, a widow, dated October 31, 2002 and recorded on November 12, 2002 of record in Instrument No. 20021112-0139509, Register's Office for Davidson County, Tennessee. The said Barbara Sharp is now known as Barbara Sharp Milbourn.

Jeff Milbourn, spouse of Barbara Milbourn joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 217, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 450, Book 6231, page 63, Book 7140, page 345, By Laws in Book 6355, page 517, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 917 Morton Mill Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of January, 2017.

Barbara Milbourn

Barbara Milbourn

Jeff Milbourn

Jeff Milbourn

State of Arizona

County of Pima

On this 6th day of January, 2017, before me the undersigned authority, personally appeared Barbara Milbourn and Jeff Milbourn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Stephanie J. Polston

Notary

My Commission Expires: 2/28/2018

STEPHANIE J POLSTON
Notary Public - Arizona
Pima County
My Comm. Expires Feb 28, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $259,900.00.

Affiant

Sworn and subscribed before me this 9 day of January, 2017

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.