WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014442 DEEDWARR
Recvd: 02/17/17 09:54 2 pgs
Fees:13.00 Taxes:934.25
20170217-0016431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Madison Green and Laura Ashley Bopp	Renasant Bank	142 15 0 031.00
(NAME)	(NAME)	
607 Iron Gate Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand Five Hundred And No/100 Dollars ($252,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra C. Milligan, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Madison Green, an unmarried man and Laura Ashley Bopp, an unmarried woman**, 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is thereby made for a more complete and accurate legal description.

Tract 2:

Land in Davidson County, Tennessee, being part of Parcel D, unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company, and described according to survey performed by C. K. McLemore as follows:

Beginning at an iron pin set in concrete, the southeast corner of Lot No. 111, Section 1, Harpeth Valley Park, the plat of which is in Book 3600, Pages 93 and 94, Register's Office of Davidson County, Tennessee; thence, with the easterly boundary of said lot, North 55 degrees 54 minutes East 191.0 feet to

the other rear corner of Lot No. 111; thence, South 11 degrees 1 minute West 149.1 feet to an iron pin; thence, North 73 degrees 9 minutes West 135.5 feet to the point of beginning.

Being the same property conveyed to N. Douglas Milligan and wife, Sandra C. Milligan by Warranty Deed from Joseph L. Bossier and wife, Janet M. Bossier dated July 31, 1985 and recorded August 5, 1985 in Book 6622, Page 683, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sandra C. Milligan by Quitclaim Deed from N. Douglas Milligan dated March 23, 1998 and recorded March 31, 1998 in Book 10861, Page 179, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 607 Iron Gate Court, 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 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, has 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 our hands this 16th day of February, 2017.

Sandra C. Milligan

Sandra C. Milligan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sandra C. Milligan, an unmarried woman, the 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, this the 16th of February, 2017.

Notary Public

My Commission Expires: 4/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-170078SSO