17-0077

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:

NICHOLAS J. MILLIMAN
116 SHUTE CIRCLE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Origin Bank
1800 Hudson Lane, Suite 2A
Monroe, LA 71201

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0244

Map & Parcel 064030A04200

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170029075 DEEDWARR
Recvd: 04/06/17 10:38 2 pgs
Fees:13.00 Taxes:1361.60
20170406-0033757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Eight Thousand and 00/100 Dollars ($368,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK J. CONGER and wife, STEPHANIE CONGER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NICHOLAS J. MILLIMAN a single person**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 65, on the plan of Phase Eight, Section One, Brandywine Pointe Subdivision, as shown on the plat of the same of record in Plat Book 7900, Page 619, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PATRICK J. CONGER and wife, STEPHANIE CONGER by Warranty Deed from Stephen C. Dismukes and wife, Debra W. Dismukes, dated August 16, 2005, and of record in Instrument No. 20050822-0100004, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **116 SHUTE CIRCLE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 619, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of March, 2017.

PATRICK J. CONGER

STEPHANIE CONGER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK J. CONGER and wife, STEPHANIE CONGER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2017.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-28-2018

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$368,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 9-6-20

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: