File Box 8

BILL GARRETT, Davidson County
Trans:T20170040728 DEEDWARR
Recvd: 05/12/17 13:20 4 pgs
Fees:23.00 Taxes:1896.25
20170512-0047446

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (RF) Title No.: 58923
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Doug Milam Carol Milam 1107 Lynnwood Blvd. Nashville, TN 37215	Quicken Loans 658 Woodward Ave. Detroit, MI. 48226

TAX MAP PARCEL NUMBERS: 116030M32000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$512,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Goodloe S. Chaffin, Jr., as Personal Representative and Goodloe Summers Chafin, Jr., Robert Davis Chaffin, Patricia Chafin Hofstetter, Mary Beth Chaffin Johnson and William Randolph Chaffin and Robert D. Chaffin, William R. Chaffin and G. Summers Chaffin, Jr. , Co-Trustees of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012, as devisees**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Doug Milam and Carol Milam, husband and wife,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 320 of Belle Meade Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Goodloe S. Chaffin and wife, Lucille Davis Chaffin by Warranty Deed fro Kenner Development Company, LLC, a Georgia limited liability company, dated March 4, 2009 and recorded on March 6, 2009 of record in Instrument No. 20090306-0020199, Register's Office for Davidson County, Tennessee. The said Goodloe S. Chaffin and Lucille Davis Chaffin have since died with Lucille Davis Chaffin predeceasing Goodloe Summers Chaffin. The Last Will and Testament of Goodloe S. Chaffin of record in Docket No. P9026 in the Chancery Court for Williamson County, Tennessee and of record in Instrument No. 20170403-0031823, Register's Office for Davidson County, Tennessee, devised subject property to Goodloe Summers Chaffin, Jr., Robert Davis Chaffin, Patricia Chaffin Hofstetter, Mary Beth Chaffin Johnson, William Randolph Chaffin and the Trustee of the Ann Susan Chaffin Bledsoe Trust, dated December 7, 2012, and appointed the said Goodloe S. Chaffin, Jr. as Personal Representative.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, said Register's Office to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20081223-0122172, By Laws in Instrument No. 20101207-0097450, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
All Matters shown on the Plan of record in Instrument No. 20070208-0016683, said Register's Office.
Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Doc. No. 20070404-0040334, said Register's Office.
Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Doc. No. 20070306-0027614, said Register's Office.
Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. 20070208-0016683, said Register's Office.

This is improved property, known as 4120 Ridgefield Drive, # 320, Nashville, TN 37205

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 10th day of May, 2017.

Goodloe S. Chaffin, Jr. as personal representative under the Will of Goodloe S. Chaffin

Goodloe Summers Chaffin Jr.

Robert Davis Chaffin

Patricia Chaffin Hofstetter

Mary Beth Chaffin Johnson

William Randolph Chaffin

Robert D. Chaffin, Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012

William R. Chaffin, Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012

G. Summers Chaffin, Jr., Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Goodloe S. Chaffin, Jr., as Personal Representative under the Will of Goodloe S. Chaffin**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Goodloe Summers Chaffin Jr.**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Robert Davis Chaffin**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Patricia Chaffin Hoffstetter**, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Mary Beth Chaffin Johnson**, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **William Randolph Chaffin**, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **Robert D. Chaffin, Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012**, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **William R. Chaffin, Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012**, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared **G. Summers Chaffin, Jr., Co-Trustee of the Ann Susan Chaffin Bledsoe Trust dated December 7, 2012**, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

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: $512,500.00.

Affiant

Sworn and subscribed before me this 10th day of May, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019