THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33806-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2017. Notary Public My Commission Expires: 10/14/19 ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Angela Lagersen 2224 Ridgecrest Drive Nashville, TN 37216	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 072 08 0 159 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nanci L. Milam and husband, James C. Milam**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Angela Lagersen, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2224 Ridgecrest Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170065555 DEEDWARR
Recvd: 07/31/17 15:13 3 pgs
Fees:18.00 Taxes:1036.00
20170731-0077557

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2017.

Nanci L. Milam

James C. Milam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nanci L. Milam and James C. Milam, 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, at office, this 28th day of July, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Dalewood, Section II, of record in Plat Book 1835, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nanci L. Milam and husband, James C. Milam by deed dated May 27, 2011 from Joshua R. Lagersen and Angela C. Lagersen, both unmarried, of record in Instrument No. 20110531-0041140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 072 08 0 159 00.
2. Restrictive covenants contained in an instrument of record in Book 1229, page 325, Book 1786, page 80 and Book 1788, page 493, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 6, Register's Office for Davidson County, Tennessee.