Bill Garrett Davidson County
Batch# 384 DEEDWARR
09/12/2017 12:37:28 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20170912-0093304

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$250,000.00
|
|Affiant

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 8th day of September, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan D. Millraney and Zitlali Y. Mejia 505 Camden Drive Nashville, TN 37211	Franklin American Mortgage 6100 Tower Circle, Ste. 600 Franklin, TN 37067	118.04-0-019.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Edward Michael Millraney and wife, Sheree Millraney

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jordan D. Millraney and Zitlali Y. Mejia, husband and wife

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:

Land in Davidson County, Tennessee, being Lot Number 2, ReSubdivision of Lots15, 16 & 17, on the Plan of Melrose Heights, Section 2 Subdivision, as of record in Book 8250, Page 646, Register's Office for said county, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James D. Millraney, Sr. and wife, Lorene B. Millraney by Warranty Deed from Samuel H. Smith and wife, Ray Venelee Smith in Book 5156, Page 872, and also by Quitclaim Deed from Joe L. Dill and wife, Janice M. Dill recorded 2/5/1997 in Book 10339, Page 915, Register's Office for Davidson County, TN. James D. Millraney, Sr. died on 1/22/1998, leaving property vested in Lorene B. Millraney as surviving tenant by the entirety. Property was then conveyed to Edward Michael Millraney and wife, Sheree Millraney by Quitclaim Deeds from Lorene B. Millraney of record in Book 10846, Page 195 corrected in Instrument Number 20031008-0149546, Instrument Number 20010802-0082502 and by Quitclaim Deed from James Millraney and Darlene Hayden, dated 9/3/2009 of record in Instrument Number 20090921-0087846, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 8250, Page 646, a resubdivision of Book 1835, Page 97, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **505 Camden Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, have 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 hand(s) this 8th day of September, 2017.

Edward Michael Millraney

Edward Michael Millraney

Sheree Millraney

Sheree Millraney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Edward Michael Millraney and wife Sheree Millraney, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Zachary K Wright

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076