Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

17-CD-449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,710.00.

Amika Thurman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2017.

Hannah Cutshall
Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires~~ February 23, 2021
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 23322 DEEDWARR
11/07/2017 02:31:29 PM 2 pgs
Fees: $13.00 Taxes: $561.33
20171107-0114713

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-cd-449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nestor Montiel Aragon	Coffee Co Bank	
(NAME)	(NAME)	
3313 Shakertown Court	PO Box 1109, 2070 Hillsboro Blvd	150 030 055.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Manchester, TN 37349	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-One Thousand Seven Hundred Ten And No/100 Dollars ($151,710.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JASON WAYNE MILLIKEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NESTOR MONTIEL ARAGON AND WENDY JAMILETH REYES MORALES, 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 No. 40, on the Plan of The Country Subdivision, Section Two, of record in Plat Book 5050, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property to Jason Wayne Milliken, by Quitclaim Deed, from Michelle Lee Milliken, dated March 1, 2007 , recorded March 5, 2007, of record in Instrument No. 20070305-0026675, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason W. Milliken and wife, Michelle L. Sterling, by Warranty Deed, from Keo F. Phommavongsy and wife, Kesone Phommavongsy, dated July 7, 2005, recorded July 11, 2005, of record in Instrument No. 20050711-0079683, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3313 Shakertown Court, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jason Wayne Milliken this 02 day of November, 2017.

Jason Wayne Milliken

STATE OF TENNESSEE
COUNTY OF Maury

On this 02 day of November, 2017, before me personally appeared Jason Wayne Milliken to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 02 day of November, 2017.

Commission Expires: My Commission Expires February 23, 2021

Hannah Cutshall
Notary Public

HANNAH CUTSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY