RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2018

Notary Public
My Commission Expires:

KEVIN MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Bill Garrett Davidson County
Batch# 49536 **DEEDWARR**
01/22/2018 10:20:26 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20180122-0006256

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Christine Butlak and Jim M. Usdan 3701 Brighton Road Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0-145.00

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, **Kevin S. Millen and Kathleen H. Millen, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lisa Christine Butlak**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of part of Lot 17 Block L of the Whitland Realty Company Subdivision of record in Book 7900, page 700, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Together with a Joint Driveway Easement Agreement of record in Book 9928, page 564, said Register's Office.

Being the same property conveyed to KEVIN S. MILLEN and KATHLEEN H. MILLEN, husband and wife, by deed from DONALD W. FELS and spouse, EILEEN T. FELS, of record in Instrument No. 20050512-0053777 and re-recorded in Instrument No. 20050610-0066808, dated April 28, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-13-0-145.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 141 and in Plat Book 7900, page 700, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 790, page 488, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, pages 310 and 314 and in Book 4109, page 921, said Register's Office.

Joint Driveway Agreement of record in Booki 9928, page 564, said Register's Office.

This is improved property located at 3701 Brighton Road Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2018.

Kevin S. Millen

Kathleen H. Millen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin S. Millen and Kathleen H. Millen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018