STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 6-20-2021
File No. G17-0640D

Bill Garrett Davidson County
Batch# 51160 DEEDWARR
01/24/2018 03:45:46 PM 3 pgs
Fees: $18.00 Taxes: $805.86

20180124-0007574

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin P. Rooney and William K. Herriford (NAME)	Same address as new Owner (NAME)	086-07-0A-047.00-CO
912 Moleah Court (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Imogene W. Mills, widowed**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin P. Rooney, a married man and William K. Herriford, his spouse,** 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. 47 on the plan of BRET RIDGE, as shown by plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth A. Mills and wife, Imogene Mills from Gemcraft Homes (Tennessee), Inc., by Deed dated October 12, 1987, in Book 7381, Page 970, in the Register's Office for Davidson County, Tennessee. The said Kenneth A. Mills having since died September 23, 2017 leaving the subject property vested in Imogene Mills as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 121, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 6947, page 577, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7030, page 527 and Book 7047, page 171, and in any allied instrument(s) referred to in said restrictions.
4. Common Area conveyed to Homeowner's Association of record in Book 7052, page 305, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement as recorded in Book 7009, page 940, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Imogene W, Mills is signed by /her duly appointed Attorneys-in-fact Dennnis Mark Walls and his spouse, Becky Mitchell Walls, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 912 Moleah Court, Hermitage, TN 37076.

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. Whenever 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 my/our hand(s) this 18th day of January, 2018.

IMOGENE W. MILLS

By: Dennis Mark Walls POA
Dennis Mark Walls, Attorney-in-Fact

January 18, 2018
Date

IMOGENE W. MILLS

By: Becky Mitchell (Walls) AIF
Beck Mitchell Walls, Attorney-in-Fact

January 18, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dennis Mark Walls and Becky Mitchell Walls, Attorneys-in-Fact for Imogene W. Mills, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorneys-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2018.

My Commission Expires:_____

Notary Public

T. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

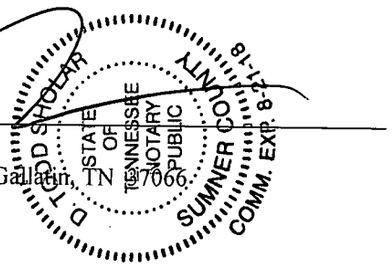
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dennis Mark Walls, Attorney-in-Fact for Imogene W. Mills, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2018.

My Commission Expires:_____

Notary Public



Prepared by and Return to: Smith.Sholar.Milliken.PLLC., P.O. Box 663, Gallatin, TN 37066.