This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180478

~~rding Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $376,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of January, 2018.

Notary Public

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Bill Garrett Davidson County
Batch# 54849 DEEDWARR
02/05/2018 10:25:35 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20

20180205-0011290

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2018, among:

SPENCER W. CHRISTENSEN AND EMILY CHRISTENSEN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL JOE MILLS, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 448 fronts 90 feet on the Westerly margin of Candlestick Drive and runs, back between lines measuring 147.1 feet on the Northerly side and 149.8 feet on the Southerly side to a line in the rear on which it measures 90 feet.

Being the same property conveyed to Spencer W. Christensen and Emily Christensen, husband and wife by Warranty deed from Michael D. Bates, in his capacities as Executor of the Estate of Ross M. Bates, Sr., and as Trustee of the Bates Children's Trust established by the will of Ross M. Bates, Sr., and also Michael D. Bates, individually of record in Instrument No. 20150828-0087355, also Deed Re-Recorded in Instrument No. 20151125-0119975 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 28, 2015. (Value of consideration shown in aforementioned deed $227,500.00.) Being also known as 679 Candlestick Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRES-18-679

appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Spencer W. Christensen

Emily Christensen

State of Virginia
County of Arlington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Spencer W. Christensen and Emily Christensen, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal this 31st day of January, 2018.

Notary Public

Kyle R McCandless
NOTARY PUBLIC
REG. #7683596
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2020

My Commission Expires: June 30, 2020

Owner Name & Property Address:

Name: Michael J. Mills
Address: 679 Candlestick Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 147-14-0-173.00