WARRANTY DEED

Bill Garrett Davidson County
Batch# 70791 **DEEDWARR**
03/19/2018 01:13:02 PM 2 pgs
Fees: $13.00 Taxes: $4,273.50

20180319-0025715

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12th 23rd 2018
(AFFIX SEAL)

CARA D. MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Kathryn Cassidy, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170638TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremy S Milton and Erin S Milton, husband and wife	Jeremy S Milton and Erin S Milton, husband and wife	
(NAME) 1240 Saxon Drive	(NAME) 1240 Saxon Drive	14502009400
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Fifty-Five Thousand And No/100 Dollars ($1,155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROCK STAR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY S MILTON AND ERIN S MILTON, 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. 9 on the Final Plat of Revision to Lots 1, 9 & 10 to Tyne Estates, a Planned Unit Development, of record in Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being all respects a portion of the property conveyed by Deed from Carbine & Associates, LLC to Rock Star Properties, LLC, dated March 27, 2015 and recorded March 30, 2015 in Instrument No. 20150330-0026875, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1240 Saxon Drive, Nashville, TN 37215
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GZR-177240

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20061122-0145431, and Instrument No. 20060913-00113525, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

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.

Rock Star Properties LLC, a Tennessee limited liability company

BY: _____
Daniel Adam Stern, Cheif Manager/Member

BY: _____
Rocky Tannehill, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of March, 2018, before me personally appeared Daniel Adam Stern who is the Chief Manager/Member of Rock Star Properties LLC, a Tennessee limited liability company 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 Davidson County, Tennessee this 9 day of March, 2018.

Commission Expires: May 23rd 2018

CARLA D. MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of March, 2018, before me personally appeared Rocky Tannehill who is a Member of Rock Star Properties LLC, a Tennessee limited liability company 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 Davidson County, Tennessee this 9 day of March, 2018.

Commission Expires: March 23rd 2018

_____
Notary Public

CARLA D. MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY