Bill Garrett Davidson County
Batch# 76988 DEEDWARR
04/06/2018 02:20:29 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20180406-0032660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Clint JF Milner by Eliot Kerner, Attorney-in-Fact
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2018.

NOTARY PUBLIC

My Commission Expires: 2/6/2022

MELISSA G. BENELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 2/6/2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jessica Johns<br>1013 Maplewood Place<br>Nashville, TN 37216 | new owner | 061-07-0-195.00 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**CLINT J. F. MILNER**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**JESSICA JOHNS, AN UNMARRIED WOMAN**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 and the westerly 20 feet of Lot No. 16 of Block "A" on the map of Broadmoor, of record in Plat Book 547, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot front together 70 feet on the northerly side of Maplewood Lane and run back between parallel lines, 150 feet to a dead line on which it measures 20 feet.

Being the same property conveyed to CLINT J. F. MILNER, by deed from JIMMIE N. CROUCH, of record in Instrument No. 20170724-0074807, dated July 21, 2017, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-1013

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 BOOK 547, PAGE 162, said Register's Office.
● Any and all existing easements and restrictions as shown of record not stated herein.

This improved property is known as 1013 Maplewood Place, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 3rd day of ~~March,~~ April 2018.

Clint JF Milner by
Eliot Kerner, Attorney-in-Fact

Clint J. F. Milner, by
Eliot Kerner, his Attorney-in-Fact as evidenced in the Durable Limited Power of Attorney of record in Instrument No. 20170724-0074808, Register's Office of Davidson County, Tennessee

State of Tennessee )
County of Davidson )

On this 3rd day of April, 2018, before me personally appeared Eliot Kerner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clint J.F. Milner, and who acknowledged that he executed the same as the free act and deed of Clint J.F. Milner.

Witness my hand and official seal at office, this 3rd day of April, 2018.

Notary Public

My commission expires: 2/6/2022

