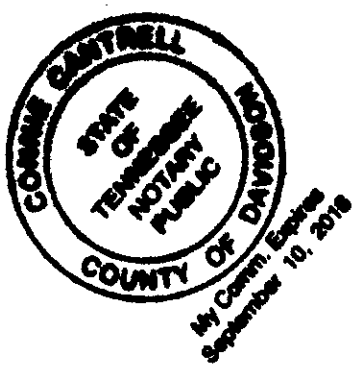


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

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:
Heath Ochroch 1908 Rochambeau Dr. Malvern, PA 19355	United Wholesale Mortgage 1414 East Maple Rd Troy, MI 48083	093-04-0-044

Bill Garrett Davidson County
Batch# 87335 **DEEDWARR**
05/02/2018 09:15:23 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180502-0041460

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 MILNER ALSO KNOWN AS CLINT J.F. MILNER, UNMARRIED

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

HEATH OCHROCH, A SINGLE MAN

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(s) 155, as shown on the map entitled Williams Second Addition to Edgefield, now East Nashville, of record as Plat Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 155 fronts 50 feet on the southerly side of Shelby Avenue and extends back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Clint Milner by deed of record in Instrument No 20130618-0062412, Register's Office of Davidson County, Tennessee.

This improved property is known as 620 Shelby Avenue, Nashville, TN 37206.

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 1st day of May, 2018.

Clint JF Milner by Eliot Kerner, his attorney-in-fact

Clint J.F. Milner, by Eliot Kerner, his Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 1st day of ~~April~~ MAY, 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 1st day of MAY, 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