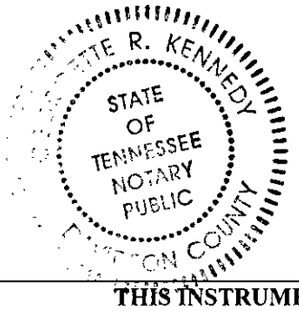
(1)

Bill Garrett Davidson County
Batch# 87790 DEEDWARR
05/03/2018 10:48:35 AM 2 pgs
Fees: $13.00 Taxes: $3,626.00
20180503-0042257

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $980,000.00. Affiant Subscribed and sworn to before me, this the 1st day of May, 2018. Notary Public My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sam C. Bills, Jr. Kelly C. Bills	NEW OWNER	
1724 Green Hills Drive		131-03-0-093.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **R. ASHLEY MILAM, TRUSTEE OF THE R. ASHLEY MILAM REVOCABLE LIVING TRUST DATED DECEMBER 14, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM C. BILLS, JR. AND KELLY C. BILLS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot NO. 20 on the Plan of Birdhaven of record in Book 1130, Page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said Plat 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record in Book 4076, Page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property, thence with the easterly line of said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 1/2 feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 in Book 547, Page 139, said Register's Office.

Being the same property conveyed to Michael R. Milam and R. Ashley Milam, husband and wife by Warranty Deed from Richard D. Apple and Rachel P. Apple, husband and wife and Patrick H. J. Price, unmarried, of record in Instrument No. 20140710-0060967, Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on July 10, 2014. The said Michael R. Milam died on June 3, 2015, leaving his wife, R. Ashley Milam, as the surviving tenant by the entirety.

Being the same property conveyed to R. Ashley Milam, Trustee of the R. Ashley Milam Revocable Living Trust, dated December 14, 2016 by Warranty Deed from R. Ashley Milam of record in Instrument No. 20161230-0137647, Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on December 30, 2016.

Being also known as 1724 and 1724B Green Hills Drive, Nashville, Tennessee 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1724 and 1724B Green Hills Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2018.

The R. Ashley Milam Revocable Living Trust dated December 14, 2016

R. Ashley Milam, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named R. Ashley Milam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of The R. Ashley Milam Revocable Living Trust dated December 14, 2016, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 1st day of May, 2018.

Notary Public

My Commission Expires: 7-2-18