# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 93222 DEEDWARR
05/16/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,308.06
20180516-0046962

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-040499

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Michael A. Milek and Karen A. Milek | Michael A. Milek and Karen A. Milek | |
| (NAME) 784 Harpeth Trace Drive | (NAME) 784 Harpeth Trace Drive | 143-00-0-042.00 |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Three Thousand Eight Hundred And No/100 Dollars ($623,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONNA DEAN AND/OR DEBORAH DIONNE SULLIVAN, TRUSTEES OF THE DONNA DEAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DONNA DEAN DATED APRIL 4, 2005, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. MILEK AND KAREN A. MILEK* 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:

* Husband and wife

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harpeth Trace Estates, Phase Four of record in Plat Book 6900, Page 258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna M. Dean by Warranty deed from Eleata S. Amick of record in Instrument No. 20010724-0078087 Register's Office for Davidson County, Tennessee, dated March 05, 2001 and recorded on April 24, 2001.

Being the same property conveyed to Donna Dean, Trustee of the Donna Dean Revocable Trust by Quitclaim deed from Donna Dean of record in Instrument No. 20050421-0044313 Register's Office for Davidson County, Tennessee, dated April 04, 2005 and recorded on April 21, 2005.

Being the same property conveyed to Donna Dean and/or Deborah Dionne Sullivan, Trustees of the Donna Dean Living Trust, established by the Revocable Trust Agreement of Donna Dean dated April 4, 2005 by Quitclaim deed from Donna Dean, Trustee of the Donna Dean Revocable Trust of record in Instrument No. 20160804-0080943 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 04, 2016.

unimproved ☐
This is improved ☒ property, known as 784 Harpeth Trace Drive, Nashville, TN 37221
(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.

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.

Witness Donna Dean and/or Deborah Dionne Sullivan, Trustees of the Donna Dean Living Trust, established by the Revocable Trust Agreement of Donna Dean dated April 4, 2005 this 15th day of May, 2018.

Donna Dean and/or Deborah Dionne Sullivan, Trustees of the Donna Dean Living Trust, established by the Revocable Trust Agreement of Donna Dean dated April 4, 2005

BY: Deborah Dionne Sullivan
Deborah Dionne Sullivan, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of May, 2018, before me personally appeared Deborah Dionne Sullivan, Trustee of the Donna Dean and/or Deborah Dionne Sullivan, Trustees of the Donna Dean Living Trust, established by the Revocable Trust Agreement of Donna Dean dated April 4, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of May, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY