Bill Garrett Davidson County
Batch# 99864 DEEDWARR
06/04/2018 01:38:02 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180604-0053057

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Robert Milliken, Sr and Caraline Louise Milliken	Tony Robert Milliken Sr.	05212007900
(NAME)	(NAME)	
1236 Shawnee Rd.	1236 Shawnee Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby J. Smith and Jerry N. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Robert Milliken, Sr., and Caraline Louise Milliken, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan of Sequoia Valley, Section II, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby J. Smith and Jerry N. Smith, as joint tenants with right of survivorship from Marvin G. Beard and Wife, Debbie C. Beard by Quitclaim Deed dated November 4, 2015 of record in Instrument No. 20151112-0114981, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Marvin G. Beard and Wife, Debbie C. Beard from Patrick A. Whitley and Wife, Judy L. Whitley by Warranty Deed dated February 27, 1995 of record in Book 9620, Page 759, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SEQUOIA VALLEY, SECTION II, OF RECORD IN PLAT BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantor named herein*****

unimproved ☐

This is improved ☑ property, known as 1236 Shawnee Rd., Madison, TN 37115
(House Number) (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.

Witness our hands this 1st day of June, 2018.

Bobby J. Smith

Jerry N. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby J. Smith and Jerry N. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115