File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516355

Bill Garrett Davidson County
Batch# 104202 **DEEDWARR**
06/13/2018 02:34:34 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80
20180613-0056883

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $284,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2018.

Notary Public
My Commission Expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent Milligan and Sarah D. Milligan 79 Lyle Lane Nashville TN 37210	New Owner	Tax Parcel ID No. 10614012900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Butler and wife, Amber D. Butler and Samuel D. Wolf, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Milligan and Sarah D. Milligan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of the Resubdivision of the Sharpe Property, of record in Book 6050, Page 251, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John P. Butler and wife, Amber D. Butler and Samuel D. Wolf, unmarried by Warranty deed from Roy S. Jones and wife Cynthia Lynn Jones and John D. Gilbert Jr., and wife Marian Kay Gilbert of record in Instrument No. 20060803-0094953 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on August 3, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 251, Register's Office for Davidson County, Tennessee.

This is improved property located at 79 Lyle Lane Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2018.

John P. Butler

Amber D. Butler

Samuel D. Wolf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Butler and Amber D. Butler, and Samuel D. Wolf, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON