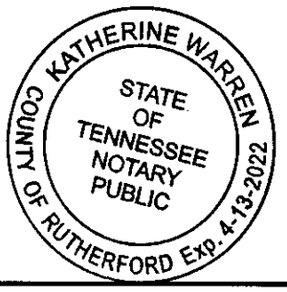
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Collico	same as	126-16-OA-354.00
(NAME)	(NAME)	
7104 Riverfront Drive	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 105416 **DEEDWARR**
06/18/2018 08:22:12 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180618-0058019

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sean F. Milam and Molly E. Milam, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tyler Collico and Rachel Collico, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Number 426 on the Plan of Final Plat Riverwalk Phase 2B as shown on plat of record in Instrument Number 200410200126319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sean F. Milam, an unmarried man by Warranty Deed dated 5/21/2015 from Charles D. Clarke and Amanda Clarke, husband and wife of record in Instrument 201505210047200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Instrument 200410200126319; (2) Restrictions of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200404300049313, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200603200031638, as amended of record in Instrument 200611030136691, as amended of record in Instrument 200612140154502; (3) Right of Way Easement of record in Book 751, Page 375; (4) Easement of record in Book 787, Page 7; (5) Declaration of Taking Easement of record in Book 4205, Page 194; (6) Right of Way Easement of record in Book 4226, Page 715; (7) Grant of Transmission Line Easement of record in Book 4257, Page 647; (8) Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 315; (9) Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 318; (10) Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 324; (11) Declaration of Road & Utilities Access Easement of record in Instrument 200107060072536; (12) Stormwater Detention Agreement Easement of record in Instrument 200109190101279; (13) Stormwater Detention Agreement Easement of record in Instrument 200211190143687; (14) Agreement for Dedication of Public Utilities Easement of record in Instrument 200211250145984; (15) Agreement for Public Easement of record in Instrument 200408120097619; (16) Landscape Agreement of record in Instrument 200109190101280, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7104 Riverfront Drive, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of May, 2018.

Sean F. Milam

Molly E. Milam

State of Tennessee
County of Williamson

Personally appeared before me Sean F. Milam and Molly E. Milam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2018.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public ~~Chris Jackson~~
My Commission Expires: 9/27/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128