Name and Address of New Owner:
David Wrye and Karen Wrye
103 Villa Way
Hendersonville, TN 37075

Send Tax Bills To:
David Wrye and Karen Wrye
103 Villa Way
Hendersonville, TN 37075

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 083-05-0-260

Karen Y Johnson Davidson County
Batch# 155476 DEEDWARR
10/31/2018 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20181031-0107825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peggy J. Milligan, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Wrye and Karen Wrye, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Edgewood of record in Plat Book 332, Page 73, 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 Clyde L. Carothers and wife, Mary S. Carothers by Warranty deed from Walton Barker and wife, Minnie Barker of record in Book 2154, page 415, Register's Office for Davidson County, Tennessee, dated July 27, 1953 and recorded on July 29, 1953. Clyde L. Carothers having predeceased Mary S. Carothers. Mary S. Carothers having since died and under the Last Will and Testament of Mary Edna Smith Carothers, property was devised to Peggy Jean Milligan , Davidson County probate file 80583.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF EDGEWOOD OF RECORD IN PLAT BOOK 332, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND

RESTRICTIONS OF RECORD THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is improved property known as: 1309 Edgewood Place, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of October, 2018.

Peggy J. Milligan (SEAL)
Peggy J. Milligan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2018, before me personally appeared Peggy J. Milligan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of October, 2018.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Peggy J. Milligan
(Affiant)

Sworn to and subscribed before me this
30th day of October, 2018.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21
File No. 2018-64

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith 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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

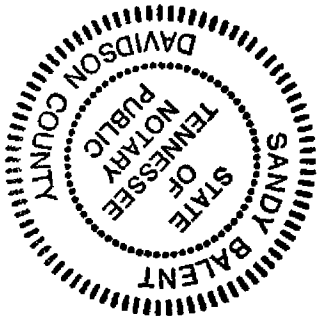
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).