Karen Y Johnson Davidson County
Batch# 175973 DEEDWARR
12/19/2018 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $8,695.00
20181219-0123275

#34528

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018100011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $2,350,000.00

Sworn to and subscribed before me this 18th day of December, 2018.

Affiant

Notary Public October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Toby S. Wilt, Jr. 9 Lynnwood Lane Nashville, TN 37205	New Owner 9 Lynnwood Lane Nashville, TN 37205	116-070-089.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert A. Milton and Elizabeth Milton, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Toby S. Wilt, Jr. and Catherine E. Wilt husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots No. 3 thru 10, inclusive, Royal Oaks Subdivision of record in Plat Book 3700, Page 1, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Lynnwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots Westerly 194.3 feet to the Easterly margin of Dupont Street; thence with the same Southerly 226.3 feet to the Northerly margin of Second Street; thence with the same Easterly 168.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 39.1 feet to the Westerly margin of Lynnwood Lane; thence with the same Northerly 199.9 feet to the beginning.

INCLUDED is the easterly 25 feet of Dupont Avenue which was closed by Ordinance No. 90-11 by the City of Belle Meade, which portion of the said DuPont Avenue extends along the westerly border of subject property. A certified copy of said Ordinance is of record in Instrument No. 20041112-0136173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Milton and Elizabeth Milton, husband and wife by Warranty Deed from Katie G. Steele and husband, Thomas R. Steele, of record in Instrument No. 20170814-0082830, Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017. Said Warranty Deed was corrected to complete the legal description by Scrivener's Affidavit recorded December 13, 2018 in Instrument No. 20181213-0121455, Register's Office for Davidson County, Tennessee.

This is improved property known as **9 Lynnwood Lane, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 13 day of December, 2018.

X _____
Robert A. Milton

X _____
Elizabeth Milton

STATE OF _____

COUNTY OF _____

See attached 12/03/2018 KR

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Robert A. Milton and Elizabeth Milton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2018.

_____
Notary Public
Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara }

On December 3rd 2018 before me, Katherine Margaret Robinson, Notary
Date *Here Insert Name and Title of the Officer*

personally appeared Robert A Milton, Elizabeth Milton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KATHERINE MARGARET ROBINSON
Notary Public - California
Santa Barbara County
Commission # 2239232
My Comm. Expires Apr 22, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 12/03/2018 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

