Karen Johnson Davidson County
Batch# 230209 DEEDWARR
05/15/2019 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.63
20190515-0045840

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0940

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~ FOR THIS TRANSFER IS $300,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of May, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jake Austin Tyler 6115 Louisiana Avenue Nashville, TN 37209	NEW OWNER	Part of 091-02-0-152.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Daniel Eric Mills, an unmarried man and Rachel Collins Mills, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jake ~~Austin~~ Tyler Austin PC

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:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Brownlee, of record in Plat Book 2663, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Daniel Eric Mills and Rachel Collins Mills, husband and wife by Warranty Deed from Estes C. Knight, Jr., married of record in Instrument No. 20180517-0047377 dated 5/17/18 and recorded 5/17/18, said Register's Office. The said Daniel Eric Mills and Rachel Collins Mills having since divorced. Pursuant to the Final Order of Divorce, Docket No. 18 D 1974 in the Fourth Circuit Court in Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6115 Louisiana Avenue, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of May, 2019.

Daniel Eric Mills

Rachel Collins Mills by Daniel Eric Mills, Attorney-In-Fact
Rachel Collins Mills by Daniel Eric Mills, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Eric Mills ~~and Rachel Collins Mills~~** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of May, 2019.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Daniel Eric Mills, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Rachel Collins Mills acknowledged that he executed the same as the free act and deed of the said Dennis Ray, pursuant to the Limited Power of Attorney recorded in Book _____, Page _____ in the Register's Office for Williamson County, Tennessee.
201905150045839

Witness my hand and official seal this 14th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY