Karen Johnson Davidson County
Batch# 241936 DEEDWARR
06/11/2019 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20190611-0056040

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

CRT File No. 190520667

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,000.00.

Dana Park
Affiant

Subscribed and sworn to before me, this 4th day of June, 2019.

Notary Public
My Commission Expires: 9-7-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zayne Mills and Mary Sue Mills 454 Wire Grass Lane Franklin, TN 37064	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Suite 750 Dallas, TX 75243	Tax Parcel ID No. 131-06-0G-212.00 CO

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, **Peggy L. Flynn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Susan Mills and husband, Marty Clinton Mills, As tenants by the entirety, as to an undivided 50% interest, and Zayne Christian Mills, a single man, as to an undivided 50% interest, the said undivided 50% interest, as they relate to each other, being held as tenants in common with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 212 on the plan of Burton Hills, Village of Ashlawn, of record in Book 6250, page 978 and amended in Book 6900, page 304, and shown in Book 7076, page 696, Exhibit B to the Master Deed and By-Laws, Register's Office for said county, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to PEGGY L. FLYNN, by deed from BILL L. COBBLE AND WIFE, DONNA M. COBBLE, of record in Book 9659, page 50 , dated April 28, 1995 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 131-06-0G-212.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 978 amended in Book 6900, page 304, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, said Register's Office.
Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 3702, page 250, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 491, said Register's Office.

Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, said Register's Office.

This is improved property located at 212 Ashlawn Court Nashville TN 37215

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 real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 4th day of June, 2019.

Peggy L. Flynn a/k/a Peggy Laverne Flynn by Caroline Peggy Flynn, her Attorney-in-Fact

Peggy L. Flynn a/k/a Peggy Laverne Flynn by Caroline Peggy Flynn, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caroline Peggy Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Peggy L. Flynn a/k/a Peggy Laverne Flynn and that she is authorized by Peggy L. Flynn a/k/a Peggy Laverne Flynn to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)