TN1912735

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023075** Karen Johnson Davidson County Batch# 324846 DEEDWARR 12/04/2019 02:20:30 PM 3 pgs Fees: $18.00 Taxes: $4,070.00 20191204-0125160	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2019. Notary Public My Commission Expires: 10/6/21

FRANK ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner: Harry Butler Mulkey, III and Taylor Benoit Mulkey 1107 Lynnwood Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-03-0-033.00

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, **Douglas F. Milam and Carol P. Milam, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Taylor Benoit Mulkey and Harry B. Mulkey III, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Chickering Park Section Three, of record in Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with a Private Driveway easement as shown on plat of record in Plat Book 3842, page 194, said Register's Office.

Being the same property conveyed to DOUGLAS F. MILAM AND WIFE , CAROL P. MILAM, by deed from FITZGERALD PARKER THOMAS, EXECUTOR OF THE ESTATE OF JOHN SPEED THOMAS AND TRUSTEE OF THE THOMAS CREDIT SHELTER TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN SPEED THOMAS, of record in Instrument No. 20010604-0057827 , dated May 31, 2001 , said Register's Office.

Being further conveyed to DOUGLAS F. MILAM AND WIFE, CAROL P. MILAM, AS TENANTS IN COMMON by quitclaim deed from DOUGLAS F. MILAM AND WIFE, CAROL P. MILAM, of record as Instrument No. 20130306-0022298, dated February 22, 2013, 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. 144-03-0-033.00.

Matters shown on the Plan of record in Plat Book 2663, pages 90 and 91, said Register's Office.

Matters shown on the Plan of record in Plat Book 3842, page 194, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Book 6391, page 777, said Register's Office.

This is improved property located at 1107 Lynnwood Boulevard 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 19th day of November, 2019.

Douglas F. Milam

Carol P. Milam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas F. Milam and Carol P. Milam, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2019.

Notary Public

My Commission Expires: ___

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022