THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224052**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Williamson The actual consideration or value, whichever is greater, for this transfer is: $242,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2019. Notary Public My Commission Expires: 12/15/21

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

Karen Johnson Davidson County
Batch# 338124 DEEDWARR
01/03/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20200103-0000740

WARRANTY DEED

Address New Owner: Isabela Castrillon and Albert Huggins 403 Wimpole Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 07 0 028.00

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, **Stephen Dale McMillan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert Huggins, and unmarried man and Isabela Castrillon, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 161, GLENCLIFF ESTATES, SECTION VII, as shown on plat of record in Plat Book 2331, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 161 fronts 101 feet on the South side of Wimpole Drive and runs back 279.8 feet on the Westerly line and 277.2 feet on the Easterly line to the center line of Mill Creek, on which it measures 102 feet.

Being the same property conveyed to Stephen Dale McMillan, by Quit Claim Deed from Mazelle Y. McMillan, of record in Instrument No. 20040806-0094625, in the Register's Office of Davidson County, Tennessee, dated July 29, 2004 and recorded August 06, 2004.

Being the same property conveyed to Mazelle Y. McMillan, by Executrix's Quit Claim Deed from Mazelle Y. McMillan as Executrix of the Estate of Ruby Y. Triplett also known as Odell Triplett, of record in Book 8944, Page 899, in the Register's Office of Davidson County, Tennessee, dated April 26, 1993 and recorded May 11, 1993. Pursuant to the Will of Ruby Y. Triplett under Probate Docket #99848. Wiley W. Triplett died on April 21, 1992 and Ruby Y. Triplett a/k/a Odell Triplett died on August 25, 1992.

Being the same property conveyed to Wiley W. Triplett and wife, Ruby Y. Triplett, by Warranty Deed from James V. Neal and wife, Marjorie R. Neal, of record in Book 4272, Page 697, in the Register's Office of Davidson County, Tennessee, dated September 24, 1968 and recorded September 27, 1968.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCLIFF ESTATES, SECTION VII, as recorded in Plat Book 2331, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2451, Page 233.

Title to that portion of the land lying below the ordinary low water mark of the Mill Creek.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

This is improved property located at 403 Wimpole Drive Nashville TN 37211

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 27th day of December, 2019.

Stephen Dale McMillan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Dale McMillan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2022

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022