WARRANTY DEED

Karen Johnson Davidson County
Batch# 346119 DEEDWARR
01/22/2020 09:05:57 AM 2 pgs
Fees: $13.00 Taxes: $4,921.00
20200122-0007708

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-ZS-19-1240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Tuttle, III and Georgia Tuttle	New Owner	
(NAME)	(NAME)	**145-02-0-094.00**
1240 Saxon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY S. MILTON AND ERIN S. MILTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE TUTTLE, III AND GEORGIA TUTTLE, AS TRUSTEES FOR THE TUTTLE FAMILY TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Final Plat, Revision to Lots 1, 9 and 10, Tyne Estates of record in Plat at Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy S. Milton and Erin S. Milton, husband and wife by Warranty deed from Rock Star Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180319-0025715 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 19, 2018.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060915-0114437, Register's Office for Davidson County, Tennessee.
- By-Laws for Tyne Estates Homeowners' Association, Inc. of record in Instrument Number 20060915-0114571, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4145, Page 8, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, Page 743, in the Register's Office for Davidson County, Tennessee.
- Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement of record in Instrument Number 20060915-0114572, in Instrument No. 20060915-0114573 and amended in Instrument No. 20061122-0145430, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1240 Saxon Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2020.

Jeremy S. Milton

Erin S. Milton by Jeremy S. Milton, Attorney in Fact
Erin S. Milton by Jeremy S. Milton,
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, JEREMY S. MILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY S. MILTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERIN S. MILTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN S. MILTON.

Witness my hand and official seal, this the 21st of January, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212