Karen Johnson Davidson County
Batch# 356633 DEEDWARR
02/11/2020 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,696.99
20200211-0015527

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192557

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$728,915.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of February, 2020.

Carmen Coats
Notary Public
My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 4th day of February, 2020, among:

MELINDA D. MILLS K/N/A MELINDA MILLS STEWART, MARRIED AND MELINDA AMELIA DELEON MILLS K/N/A MELINDA MILLS STEWART, AS SUCCESSOR TRUSTEE OF THE ROBERT EDWIN MILLS REVOCABLE TRUST DATED OCTOBER 7, 2005

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELLEN D. DRURY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1 of Phase 1D on the Plan of Revised Site Plan Brighton Close, Phase 1A, 1B, 1D and Phase II, as of record in Plat Book 7900, Page 136, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melinda D. Mills, a single woman and Melinda Amelia DeLeon Mills, as Successor Trustee of the Robert Edwin Mills Revocable Trust dated October 7, 2005, by Warranty Deed from Jay N. Lowenthal and wife, Deborah W. Lowenthal, of record in Instrument No. 20150708-0066424, Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 08, 2015.

Being also known as 3718 Brighton Road, Nashville, Tennessee 37205.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Melinda D. Mills k/n/a Melinda Mills Stewart

Melinda D. Mills k/n/a Melinda Mills Stewart

Melinda Amelia DeLeon Mills k/n/a Melinda Mills Stewart, as Successor Trustee of the Robert Edwin Mills Revocable Trust dated October 7,2005

BY: Melinda Amelia DeLeon Mills k/n/a Melinda Mills Stewart

Melinda Amelia DeLeon Mills k/n/a Melinda Mills Stewart, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Melinda D. Mills k/n/a Melinda Mills Stewart**, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 4th day of February, 2020.

Notary Public _____

My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Melinda Amelia DeLeon Mills k/n/a Melinda Mills Stewart**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustee of the Robert Edwin Mills Revocable Trust dated October 7,2005**.

Witness my hand and official seal this 4th day of February, 2020.

Notary Public _____

My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Ellen D. Drury
Address: 3718 Brighton Road
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: DRAPER AND KRAMER MTG CORP
Address: 1431 OPUS PL, STE 200
City, State, Zip: DOWNERS GROVE, IL 60515

Tax ID: 104-13-0F-121.00-CO

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022