This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 360637 DEEDWARR
02/20/2020 09:07:29 AM 2 pgs
Fees: $13.00 Taxes: $2,348.39

20200220-0018806

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $634,700.00.

Ashley Utley
Affiant

Subscribed and sworn before me this the 18th day of February, 2020.

Christen T Rabe
Notary Public
My commission expires: 4/22/23

STATE OF TENNESSEE NOTARY PUBLIC CHRISTEN T. RABE WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matt Millsap	same as	083-16-0 029.00
2518 Brittany Dr.	new owner	
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEREMY T. HUNDLEY AND LEILA W. HUNDLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATT MILLSAP AND JAIME MILLSAP, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on The Plan of Eastland Acres, Section 7, as of record in Book 2330, Page 166, Registers Office for said County, described as follows:

Beginning on the Southeasterly margin of Brittany Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two Lots, Southeastwardly 177.3 feet; thence South 17 degrees 25 minutes West 210.5 feet to the Northerly margin of Longfield Avenue; thence with the same Northwesterly 212.06 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 35.44 feet to the Southeasterly margin of Brittany Drive; thence with the same Northeasterly 167.95 feet to the beginning.

Being the same property conveyed to Jeremy T. Hundley and Laila W. Hundley by deed from Household Financial Center, Inc., recorded 12/18/2008 in Instrument No. 20081218-0121256, said Register's Office. Leila W. Hundley having been incorrectly spelled as Laila W. Hundley in the previous deed. Laila W. Hundley is one in the same person as Leila W. Hundley.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2518 Brittany Dr., Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of February, 2020.

Jeremy T. Hundley

Leila W. Hundley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy T. Hundley and Leila W. Hundley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022