Karen Johnson Davidson County
Batch# 364020 DEEDWARR
02/26/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20200226-0021565

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-7955

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Archer Eight, LLC (NAME)	New Owner (NAME)	104-10-0-079
315 Fairfax Ave (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Laura Lee Mills Sellers and Jackie Mills Womack, Devisees of The Estate of Mary Ella Steele Mills**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Archer Eight, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 42 on the Map of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Chesterfield Avenue and runs back between lines 168 feet on the westerly line and 184.5 feet on the easterly line to an alley on which it measures 64.3 feet.

Being the same property conveyed to Jack Mills and wife, Mary Mills by Deed dated September 19, 2060, recorded September 20, 2060, in Book 3131, Page 363, Register's Office of Davidson County, Tennessee. The said Jack Mills having since died September 9, 2017, leaving title vested in Mary Mills as surviving tenant by the entirety. The said Mary Mills having since died testate June 17, 2019 and pursuant to her Last Will and Testament in Docket No 19P1441 in the Circuit Court of Davidson County, Tennessee, devising said property to Laura Lee Mills Sellers and Jacquline Mills Womack. Mary Mills and Mary Ella Steele Mills is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, pages 124-125, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 332 Chesterfield Avenue, Nashville, TN 37212.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of February, 2020.

The Estate of Mary Ella Steele Mills

By: _____
Laura Lee Mills Sellers, Devisee

By: _____
Jackie Mills Womack, Devisee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Laura Lee Mills Sellers and Jackie Mills Womack, Devisees of The Estate of Mary Ella Steele Mills, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Devisees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of February, 2020.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC J. TODD SHOLAR SUMNER COUNTY My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY