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WARRANTY DEED

Karen Johnson Davidson County
Batch# 408556 **DEEDWARR**
06/01/2020 01:10:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200601-0056077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins. Co., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adam Milikin and Lauren Milikin	NEW OWNER	107-13-48
(NAME)	(NAME)	
1202 Coarsey Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201086

For and 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 hereby acknowledged, I/we, **Logan Keith Chase and Kaleigh Mcleod, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam Milikin and Lauren Milikin, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 320 on the Map of Miro Meadows, Section Addition, as of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Logan Keith Chase, unmarried by Warranty Deed from Michael S. Hoover dated October 17, 2014 and filed of record in Instrument No. 20141021-0097074, Register's Office for Davidson County, Tennessee.

Kaleigh McLeod joins in this conveyance for the limited purpose of conveying any interest that she may have by reason of marital or otherwise.

Unimproved ☐

This is improved ☒ property, known as 1202 Coarsey Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of May, 2020

Logan Keith Chase

Kaleigh McLeod

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Logan Keith Chase and Kaleigh McLeod, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of May, 2020.

Christine L. Lind

Notary Public
My Commission Expires: November 22, 2021

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.