WARRANTY DEED

Karen Johnson Davidson County
Batch# 419478 DEEDWARR
06/18/2020 03:17:41 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20200618-0064672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter A. Tempkins and Barbara J. Tempkins	Peter A. Tempkins and Barbara J. Tempkins	Parcel ID: 116 03 0B 109.00
(NAME)	(NAME) 178 Charleston Park	
(ADDRESS)	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jansen Gabriel Milam and Christine Milam, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peter A. Tempkins and Barbara J. Tempkins, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 109 of 4505 Harding Road Homeowners' Association, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4505 Harding Road Homeowners' Association, a Horizontal Property Regime, of record in Book 5282, Page 972 and Appointment of Successor Trustee in Book 5673, Page 622, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jansen Gabriel Milam, unmarried, by Warranty Deed from Sara Shea Davis, unmarried, of record in Instrument No. 20170505-0045128, in the Register's Office of Davidson County, Tennessee, dated May 05, 2017 and recorded on May 05, 2017.

Christine Milam, spouse of Jansen Gabriel Milam, joins in the conveyance of this property to waive and and all marital rights to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4505 Harding Pike #109, Nashville, TN 37205

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. 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 our hands this 18th day of June, 2020

Jansen Gabriel Milam

Christine Milam

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jansen Gabriel Milam and Christine Milam, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY