39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 606951 DEEDWARR
04/05/2021 02:42:54 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20210405-0044253

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 3
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANGELA Y. POSEY-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brooke O. Roush and Lukas M. Roush	Bank of America, NA	132 09 0 022.00
(NAME) 1002 Battery Lane	(NAME) 101 South Tryon Street	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Charlotte, NC 28255	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cecil Rowan Millar, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brooke O. Roush and Lukas M. Roush, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Unrecorded Plat of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, made by W. D. Southgate, surveyor as follows:B eginning at a point in the center of Battery Lane, formerly Battery Road, at the intersection of Lealand Lane; thence North 2 degrees, 30 minutes, 30 feet East with the center line of Lealand Lane 250 feet to a point; thence North 86 degrees, 30 feet West 217.3 feet to a point; thence South 3 degrees 13 feet West 250 feet to a point in the center of Battery Lane, the Southwest corner of Lot No. 1; thence with the center of said Battery Lane, South 86 degrees, 30 feet, East 220 feet to the point of beginning.

Being the same property conveyed to Cecil Rowan Millar, unmarried, by Warranty Deed from McKinley Fred Johnson, III, unmarried, of record in Instrument No. 20120312-0021136, in the Register's Office of Davidson County, Tennessee, dated March 2, 2012 and recorded on March 12, 2012.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1002 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor represents and warrants to Grantee, that Grantor has held the Property as his sole and separate property, and that his spouse has no marital interest in the Property and has never resided in the Property as her primary residence.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of April, 2021.

GRANTOR:

Cecil Rowan Millar

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cecil Rowan Millar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1 day of April, 2021.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3·17·24