PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 655468 DEEDWARR
06/11/2021 01:57:46 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20210611-0079164

W & I Ref: (DM) Title No.: 61875
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samantha Peterson 8103 Stacy Square Ct Nashville, TN 37221-1520	SWBC Mortgage 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 12814021600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent Milligan and wife, Sarah Milligan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samantha Peterson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 A (the northerly portion of Zone Lot No. 10), Zone Lot Division, Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, page 438, amended in Book 5200, page 467, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Milligan and wife, Sarah Milligan, by Warranty Deed from Jaclyn D. Thomson-Meiste, married, dated June 5, 2014 and recorded June 9, 2014, of record in Inst. No. 20140607-0049931, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 438, amended in Book 5200, page 467, said Register's Office; Restrictions of record in Book 5973, page 335, Book 6307, page 866, and Plat Book 5200, page 467, said Register's Office.

This is improved property, known as 8103 Stacy Square Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2021

Brent Milligan

Sarah Milligan

State of Tennessee

County of Davidson

On this 9th day of June, 2021, before me the undersigned authority, personally appeared Brent Milligan and Sarah Milligan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2021.

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Notary