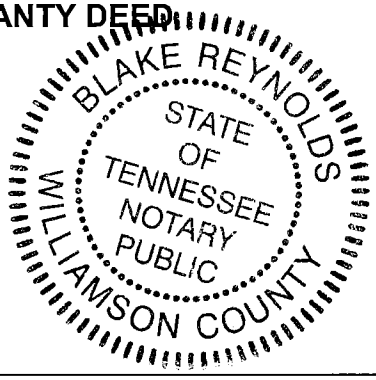
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September 2021

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan A. Milberg	New Owner	14715018500
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 723957 DEEDWARR 09/27/2021 09:12:30 AM 3 pgs Fees: $18.00 Taxes: $1,517.00 20210927-0129080
506 Highcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Morgan Bishop and Dakota Powell, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bryan A. Milberg and Helen Milberg, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Whispering Hills Subdivision, Section IV, as of record in Book 2900, Page 22, Register's Office for said County.

Said Lot No. 16 fronts 149.7 feet on the easterly margin of Highcrest Drive, running back between time measuring 121.0 feet on the northerly side and 119.9 feet on the southerly side to a broken line in the rear, on which it measures 180.8 feet.

Tract 2: Beginning at a point located in the boundary line between Claude Roy Jackson and William R. Johnson which is 45 feet north of the northwest corner of Lot No. 17, which is recorded in Book 2900, Page 22, Register's Office for Davidson County; thence continuing in a northerly direction on the same bearing of the east line of the Grantees property fore mentioned, to where it intersects with the southern line of Whispering Hills Subdivision, Section I, as recorded in Book 2331, Pages 83 and 84, Register's Office for Davidson County, Tennessee, thence in a southwesterly direction along the same line heretofore mentioned to the northeast corner of Lot No. 16, as recorded in Book 2900, Page 22, Register's Office for said County; thence along the boundary line of Lot No. 16 and the William R. Johnson property 123.0 feet; thence in a easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property 123.0 feet; thence in a easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property, 12 feet 8 inches to the point of beginning.

Being part of the same property conveyed to Morgan Bishop and Dakota Powell, husband and wife by Warranty Deed dated 08/09/2019 from Kay L. Ayers, a single woman, of record in Instrument 20190812-0080182, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 506 Highcrest Drive, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of September 2021.

Morgan Bishop

Dakota Powell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Bishop and Dakota Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/2021.

Kimberly D Hicks
Affiant
Date: 9/21/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON