**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31172

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 09-25-2022

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 754086 **DEEDWARR**
11/12/2021 02:57:58 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20211112-0151086

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Milligan and Brent Milligan | new owner | |
| 1048 Stonebridge Park Drive | | 16800024200 |
| Franklin TN 37069 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **Jason T. Porter and wife, Kelly R. Porter,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Milligan and Brent Milligan, wife and husband**

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:

**Being a parcel of land located in Davidson County, Tennessee, a portion of the Lonnie Howell Heirs property as recorded in Deed Book 1102, page 286, Deed Book 5723, page 678, and Deed Book 7896, page 858, bounded on the South by Hester Beasley Road, West by Tracts A, H, E and a 50 feet easement road, North by Tract E, East by Tract F, and being referred to for the purposes of this Deed as Tract B and more particularly described as follows:**
**Beginning at an iron rod on the Northerly margin of Hester Beasley Road at the Southeast corner of the tract herein described, said iron lying 195.00 feet Southwest along the road from an iron rod at the Southeast corner of the Howell heirs property, said being the Southwest corner of Yazidan as recorded in Deed Book 8709, page 458; thence along the margin of the road South 65 degrees 10' West 163.00 feet to an iron rod at the Southeast corner of a 50-foot easement; thence, leaving the road along a new division line with Tract A North 18 degrees 38 minutes 40 seconds West 488.85 feet to a spike in the center of the aforementioned 50-foot easement; thence continuing along new division lines with the center of the 50-foot easement, same being the Easterly line of Tract H North 13 degrees 00 minutes East 226.50 feet; North 08 degrees 25 minutes East 175.00 feet; North 03 degrees 00 minutes East 109.00 feet; continuing along the center of the easement and tract B North 01 degrees 00 minutes West 200.00 feet to a spike; thence, continuing along a new division line with Tract E North 87 degrees 56 minutes East passing through an iron rod at 25.00 feet, in all 126.00 feet to an iron rod; thence, continuing along a new division line with Tract F South 05 degrees 09 minutes 35 seconds East 1106.40 feet to the beginning, subject to the Easterly 25 feet of a 50-foot ingress-egress easement along the Westerly boundary with Tracts H and E, and served by the same 50-foot easement as it passes through Tract A to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002, Said property is also subject to an existing ingress-Egress Easement more particularly described as follows:**

**Being a 50- feet ingress-egress easement serving Tracts A, B, C, D, E, G and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:**

**Beginning at a point on the Northerly margin of Hester Beasley Road lying South 63 degrees 30 minutes West 26.36 feet from an iron rod at the Southeast corner of Tract A and the Southwest corner of Tract B; thence, Passing through tract A North 45 degrees 00 minutes West 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of North 14 degrees 00 minutes West 195.57 feet; North 17 degrees 00 minutes East 160.00 feet to a spike at the Northeast corner of Tract A; thence, Along the Westerly line of Tract B, same being the Easterly line of Tract H North 13 degrees 00 minutes East 226.50 feet; North 08 degrees 25 minutes East 175.00 feet; North 03 degrees 00 minutes East 109.00 feet to a spike at the Northeast corner of Tract H; thence, Continuing along the Westerly line of Tract B, same being the Easterly line of Tract E North 01 degrees 00 minutes West 200.00 feet to a spike at the Northwest corner of Tract B; thence Passing through Tract E North 02 degrees 27 minutes East North 02 degrees 27 minutes East 133.10 feet to a spike on the Southerly line of Tract D; thence continuing along the Southerly margin of the easement herein described, same being the Southerly line of Tract D and Northerly line of Tract E, North 87 degrees 56 minutes 30 seconds East passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod, North 39 degrees 24 minutes 15 seconds East 291.06 feet to an iron rod at the Southwest corner of Tract G, said easement lying 50 feet North of and adjacent to these two line, extending to the Westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS # 1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.**

**Being a portion of the same property conveyed to Jason T. Porter and Kelly R. Porter, husband and wife by Warranty deed from Susan Diorio, married of record in Instrument No. 20170606-0056424 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 06, 2017.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **9003 Hester Beasley Road, 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 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 the 9th day of November, 2021.

Jason T. Porter

Kelly R. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason T. Porter and Kelly R. Porter,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 9th day of November, 2021.

My Commission expires: 1-8-24

Notary Public