Karen Johnson Davidson County
Batch# 803136 DEEDWARR
02/10/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220210-0015473

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238976

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2022.

Notary Public
My Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Shroder Milam and Justin Tower Milam, Jr. 58 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129 15 0 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig Walker Self and Stephanie Mundy Self, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Shroder Milam and Justin Tower Milam, Jr., wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141, on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12-14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig Walker Self and wife, Stephanie Mundy Self, by Warranty Deed from Margaret D. Turner, married, of record in Instrument No. 20090325-0026974, in the Register's Office of Davidson County, Tennessee, dated March 23, 2009 and recorded on March 25, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Warner Park Valley, as recorded in Plat Book 3600, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3466, Page 89, amended in Book 3577, Page 511, Book 3702, Page 465 and Book 3770, Page 81.

This is improved property located at 58 Vaughns Gap Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2022.

Craig Walker Self

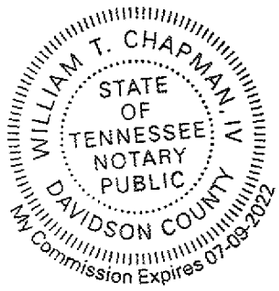
Stephanie Mundy Self

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Walker Self and Stephanie Mundy Self, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 1/28/22.

Affiant Signature

1/31/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/31/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON