WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,000.00**

Leslie Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF AUGUST, **1999**

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001
(AFFIX SEAL)

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

BOOK **11649** PAGE **921**

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Miller	**Columbia National, Incorporated**	**134-09-0 123.00**
(NAME) **3525 Paragon Drive**	(NAME) **P.O. Box 3050**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Columbia, MD 21045-6050**	
(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, **Rebecca A. Delawder, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven A. Miller and wife Ivy Shelly Miller**, 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:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Woodland Hills Phase Two Section One of record in Plat Book 7900, Page 408, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rebecca A. Delawder, married by deed of record in Book 10473, Page 953, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Rebecca A. Delawder by Larry A. Delawder as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11649 Page 920, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3525 Paragon 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 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.

06324456
REFERENCE
99SEP-3 PM 1:56
REGISTER
COUNTY, TN.
396.20

Witness my/our hand(s) this 30th day of August, 1999.

Rebecca A. DeLawder 8.30.99
Rebecca A. Delawder

By Larry A. DeLawder A.I.F. 8.30.99

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 Rebecca A. Delawder, married the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1999.

Kimberly R. Parker
Notary Public

Commission expires: 2/18/2001

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

State of Tennessee
County of Davidson
On this 30th day of August, 1999 before me personally appeared Larry A. Delawder, the person who executed the foregoing instrument on behalf of Rebecca A. Delawder and acknowledged that he executed the same as the free act and deed of the said Rebecca A. Delawder through Power of Attorney granted Larry A. Delawder by the said Rebecca A. Delawder.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 1999.

Kimberly R. Parker
Notary Public

Commission expires: 2/18/2001

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11649 PAGE 923

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 SEP -3 PM 1:56

REGISTER
DAVIDSON COUNTY, TN.

0632456
MACHINE REFERENCE

CAMT	9,000.00
CON TX	355.20
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

09/03/99 01 13:56 0001 4815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512842