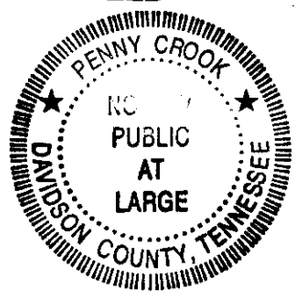
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/03/01 17:07 2pgs
Fees:13.00 Taxes:373.70

20011003-0107603

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Stacy A Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2326

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Miller	Southeastern Mortgage of TN	136-14-0-031.00
(NAME)	(NAME)	
104 Castlegate Circle	108 Fourth Avenue S.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(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, Thomas F. Fay and wife, Sherri King Fay, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Miller and wife, Stacy A. 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:

Being Lot No. 31 on the Plan of Castlegate Subdivision, Section I, as of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas F. Fay and wife, Cynthia Fay by deed from Charles S. Wells, Jr and John Elizabeth C. Wells of record in Book 5291, Page 244, Register's Office Davidson County, Tennessee. Cynthia Fay has since died leaving title vested solely in Thomas F. Fay by Surviving Tenant by the Entiretics.

Sherri King Fay, wife of Thomas F. Fay, joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Thomas F. Fay.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 104 Castlegate Circle, Nashville, TN 37217
(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.

Witness my hand this 28th day of September, 2001.

Thomas F. Fay
Thomas F. Fay

Sherri King Fay
Sherri King Fay

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 Thomas F. Fay and Sherri King Fay the bargainor (s), with whom I am personally acquainted or proved to me on the basis

of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] Tennessee this 28th day of September, 2001.

Commission expires: 9/25/04

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

I hereby certify that on this 9/28/2001 before me, a Notary Public in and for the State and County aforesaid, personally appeared Thomas F. Fay and Sherri King Fay, known to me or satisfactorily proven to be the person (s) whose name (s) are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

AS WITNESS my hand a Notarial Seal the say and year first above written.

Notary Public

My Commission Expires: _____

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027