RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Subscribed and sworn to before me, this 14th day of November, 2001.

Michael Webb
Affiant

My Commission Expires:

JAMES L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MICHAEL WEBB 905 LEMONT DRIVE NASHVILLE, TN 37216 MAP & PARCEL NO. 051-15-0/015.00	SAME

Davidson County DEEDWARR
Recvd: 11/29/01 14:15 3pgs
Fees:18.00 Taxes:386.65
20011129-0130949

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,

MONICA MILLER and husband, BARRY MILLER,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MICHAEL WEBB, ~~unmarried~~ and wife, SHERONDA A. WEBB

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 58 on the Plan of Section Two, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monica Miller by Substitute Trustee's deed from Joe M. Kirsch dated April 26, 2000 and filed of record on May 1, 2000, in Instrument No. 20000501-0042956, Register's Office for Davidson County, Tennessee.

20000501-0042956

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 74; (C) EASEMENTS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY FOR SANITARY SEWERS AND/OR STORM DRAINAGE, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 4260, PAGE 232; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 905 LEMONT DRIVE, NASHVILLE, TN 37216

BARRY MILLER JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF TRANSFERRING OR VESTING OUT ANY AND ALL INTEREST HE MAY HAVE IN SUBJECT PROPERTY, MARITAL OR OTHERWISE, NOW OR HEREAFTER.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 26 DAY OF OCTOBER, 2001.

MONICA MILLER

BARRY MILLER

STATE OF CALIFORNIA
COUNTY OF Stanis

On this _____ day of October, 2001, before me personally appeared Monica Miller and husband, Barry Miller, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

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WARRANTY DEED

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Stanislaus } ss.

On October 26, 2001 (Date), before me, Deborah Creps, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Monica Miller and Barry Miller (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Deborah Creps
Signature of Notary Public

DEBORAH CREPS
Commission # 1191123
Notary Public - California
Santa Clara County
My Comm. Expires Jul 25, 2002

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Warrenty Deed for address: 905 Lemont Drive, Nashville, TN 37216
Document Date: 10/26/01 Number of Pages: 2
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer
Signer's Name: Monica Miller and Barry Miller
☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Self

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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