WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Barbara J. Faccia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2002.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/09/02 12:23 2pgs
Fees:13.00 Taxes:1221.00
20020509-0057318

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs
111 Westwood Place, Suite 304
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Faccia		Map 10411
(NAME) 2808 Acklen Ave.	SAME	Parcel 3
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **PAUL MILES and WIFE SYDNEY ANNE MILES**, (Sydney Anne Miles being one and the same person as Sidney Ann Miles), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN FACCIA AND WIFE, BARBARA J. FACCIA**, 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.20 , on the Plan of Fairfax Place, of record in Plat Book 547, page 137-138, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul and Sidney Ann Miles, by deed dated June 1, 1999, from Dr. Douglas C. York, Conservator for Clifton C. York, of record in Book 11526, page 823, said Register's Office.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 137 & 138, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2808 Acklen Ave., Nashville, TN 37212
(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 our hands this 8th day of May, 2002.

Paul Miles
Paul . Miles

Sydney Anne Miles
Sydney Anne Miles

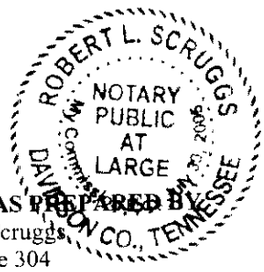
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public, in and for said County and State, the within named Paul Miles and Sydney Anne Miles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 8th day of May, 2002.

Commission expires:



Robert L. Scrugg Notary Public

THIS INSTRUMENT WAS PREPARED BY:
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Brentwood, TN 37027