WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/02 10:16 2pgs
Fees:13.00 Taxes:517.26
20020627-0077440

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,800.00

Patsy S Heflin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy S. Heflin	CTX Mortgage	Map 086
(NAME) 1084 Tulip Grove Road	(NAME) 3100 West End Avenue, Suite 1020	Group 08-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37203	Parcel 4
(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,

Floyd E. Miller and Wife, Betty L. Miller ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patsy S. Heflin, an unmarried woman ,

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. 484, Re-subdivision of Lots 483, 484 and 485 on the Plan of Camden Woods, Phase III-B, as of record in Plat Book 7900, Page 823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Floyd E. Miller and Wife, Betty L. Miller by deed from Phillips Builders, Inc. of record in Deed Book 9880, page 86, Register's Office for said County.

By-Laws in Book 7620, Page 583 and Book 7661, Page 32, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7620, Page 561; Book 7657, Page 580; Book 9231, Page 737; Book 9036, Page 329; Book 7675, Page 926 and Book 8241, Page 194, Register's Office of said County.

HOA Dues – if any.

Quit Claim Deed to HOA in Book 7783, Page 585, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1084 Tulip Grove Road, Hermitage, TN 37076

(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/our hand(s) this 21st day of June, 2002.

Floyd E. Miller

Floyd E. Miller

Betty L. Miller by Floyd E. Miller, Atty-In-fact

Betty L. Miller

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Floyd E. Miller the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/21/2002

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 6/21/2002, before me personally appeared Floyd E. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty L. Miller, and who acknowledged that he executed the same as the free act and deed of the said Betty L. Miller by virtue of that Power of Attorney, duly executed by the said Betty L. Miller and appearing of record in Instrument Number 20020627-0077439, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 21st day of June, 2002

My Commission Expires: 1-23-06

Notary Public

File Number2206144
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122