Bk: 13
Pg # 3315

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires ~~MAY 28, 2006~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Miller	~~Equity Mortgage~~	59-173
(NAME)	(NAME)	
610 Ewing Drive	Owner	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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, Lincoln Trust Company Custodian FBO Robert Bond Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Miller and Evette 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 the 13th, formerly 12th & 21st, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the centerline of Ewing Drive, formerly Ewing Road, at a northwest corner of the property conveyed to Prater Messick and wife, by deed of record in Book 1645, Page 597, Register's Office for Davidson County, Tennessee, thence with the center line of said Ewing Drive, North 88 degrees 48 minutes East 75 feet to a point; thence leaving said Ewing Drive, south 7 degrees 48 minutes West 295 feet to a point; thence South 88 degrees 48 minutes West 75.0 feet to a point in the west line of Messick property; thence along said line, North 7 degrees 48 minutes East 295 feet to the point of beginning.

Being the same property conveyed to Lincoln Trust Company Custodian FBO Robert Bond Miller, by deed of record in Book 9776, Page 790, 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 610 Ewing Drive, Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 07/25/02 15:10 2pgs
Fees:13.00 Taxes:214.60
20020725-0089504

Witness our hands this 5th day of July, 2002.

Witness:

Karen Miller
KAREN MILLER

Denise Wilson
Denise Wilson

Lincoln Trust Company Custodian FBO Robert Bond Miller a.k.a Robert Bond Miller

By: Barry Coon, Manager

Attest:

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF ~~DAVIDSON~~ Arapahoe

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Barry Coon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the manager of the Lincoln Trust Company a corporation, and that he as such manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as manager.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Englewood, Colorado this ~~5th~~ 9th day of July, 2002.

Commission expires: ~~May 28, 2006~~ 08/04/2002

Susan E. Dillard
Notary Public

SUSAN E. DILLARD NOTARY PUBLIC STATE OF COLORADO