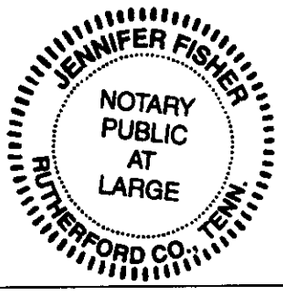
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Jennifer Fisher
Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve R. Miller	U.S. BANK	151-01-0-A 128.00 CO
(NAME)	(NAME)	
3736 Waterford Way	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42304	
(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, Drake M. Beaton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve R. 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444-447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Drake M. Beaton, unmarried** by deed of record in Book 11507, Page 540, 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 3736 Waterford Way, Antioch, TN 37013
(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: 04/23/03 16:27 2pgs
Fees:13.00 Taxes:480.63



20030423-0054541

Witness my/our hand(s) this 21st day of March, 2003.

Drake M. Beaton

Drake M. Beaton

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Drake M. Beaton, unmarried 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 Antioch, Tennessee, this 21st day of March, 2003.

Commission expires: 02/20/07

Notary Public

JENNIFER FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#578