WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 14:12 2pgs
Fees:13.00 Taxes:418.10

20030508-0062032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-30-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-0887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sreymon Teap	Sreymon Teap	083-04-0 029.00
(NAME)	(NAME)	
2101 Rosecliff Drive	2101 Rosecliff Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Virginia D. Miller, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sreymon Teap, Unmarried, 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. 8 on the unrecorded Plan of Corder Heights Subdivision described according to a survey by Lewis O. Justice, dated January 30, 1951 as follows:

Said Lot No. 8 begins at a monument at the beginning of a curve and the northeasterly intersecting corner of Corder Drive and Rosecliff Drive; thence eastwardly with the margin of Rosecliff Drive 80.99 feet to a point, being the southeasterly corner of Lot No. 8 and the southwesterly corner of Lot No. 7; thence northwardly with the lines between Lots Nos. 7 and 8, 167 feet to a point, being the northeasterly corner of Lot No. 8 and the northwesterly corner of Lot No. 7; thence westerly 131.4 feet to a point in the easterly margin of Corder Drive; thence southwardly with the margin of Corder Drive 116.19 feet to a monument at the beginning of a curve at the intersection of Corder Drive and Rosecliff Drive; thence around said curve 30.14 feet to the point of beginning.

Being the same property conveyed to Percy C. Miller and wife Virginia D Miller, by deed from C.A. Wheeler, Jr. and wife Alice Thorne Wheeler of record in Book 1974, page 523, Register's Office for Davidson County, Tennessee dated 05/22/1951. Percy C. Miller having since died leaving Virginia D. Miller the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2101 Rosecliff Drive, Nashville, TN 37206

(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 hand this 30th day of April, 2003.

Virginia D. Miller
Virginia D. Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

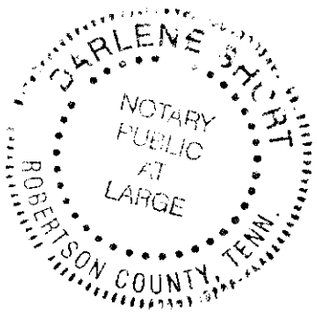
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia D. Miller the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hancock, Tennessee this 30th day of April, 2003.

Commission expires: 12-10-2003

Darlene Shart

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076