WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-16-2006

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/03/03 11:55 2pgs
Fees:13.00 Taxes:443.63
20030603-0075314

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Flannery Jr.	Wells Fargo Home Mortgage, Inc.	Map 53.16
(NAME) 337 Pitts Avenue	(NAME) 11301 Carmel Commons Blvd #309	Parcel 70.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Charlotte North Carolina 28226	
(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,
Sara Jones Miller and husband Steven Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Flannery Jr. ,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:**

A Tract of Land Being the southerly part of the Sara J (Jones) Miller property situated in the 4th Civil District of Davidson County, Tennessee, recorded in Instrument No. 2008300085621 page 1 & 2 and described according to a plat by John D McCormick – RLS #674 Dated March 28, 2003 as follows:

Beginning at an existing iron rod in the northerly margin of Pitts Avenue, said point being the Southeast Corner of Lot #1 of Cassie Bell Estates as recorded in Plat Book 6250, page 65 and Being the Southwest corner of the Property herein described: Thence along the easterly boundary of Cassie Bell Estates N 27degrees 31' 27" to a distance of 192.25' and N 35 degrees 01' 32" E a distance of 160.59' to a new iron rod; thence 548 degrees 57' 46" to a distance of 94.29' to a metal post; thence South 31 degrees 47' 18" W a distance of 338.21' to a new iron Rod in the northerly margin of Pitts Avenue; thence N 62 degrees 06' 02" West a distance of 87.50' to the point of Beginning and containing 33,359 square feet more or less. The tract of Land has been recorded in Instrument No. 200305130064273.

Being the same property conveyed to Sara J. Jones by deed from Creed R Jones and Sara J Jones, Husband and wife, of record in Instrument Number 20000800085621, Register's Office for said County. Sara J Jones having since married, now known as Sara Jones Miller.

Steven Miller joins in this conveyance to convey any and all rights he may have in this property.

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

unimproved ☐

This is improved ☒ property, known as 337 Pitts Avenue, Old Hickory, TN 37138
(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 30th day of May, 2003.

Sara Jones Miller

Steven T. 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 Sara Jones Miller* the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires: Aug 8, 2004

Lura K. Perry
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

* and Steven T. Miller

File Number2304513
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122