WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Ada N. Frederici
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

Notary Public

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

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 06/13/03 15:09 2pgs
Fees:13.00 Taxes:405.15

20030613-0081996

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
Ada N. Frederici	Ada N. Frederici	Map 87
(NAME) 4225 Chesney Glen Drive	(NAME)	Group 01-O-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 67
(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, Jack R. Miller and Wife, Dina C. Miller , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ada N. Frederici, A Single Person , 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. 141 on the Plan of Chesney Glen, Section 1A, as shown by plat of record in Plat Book 9700, page 288, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dina C. Miller and husband Jack R. Miller by quitclaim deed from Dina C. Miller as of record in Book 10926, Page 482, Register's Office for Davidson County, Tennessee, executed on 05/08/98 and filed on 05/11/98.

Being the same property conveyed to Dina C. Miller and Husband Jack R. Miller by Quit Claim deed from Dina Miller of record in Deed Book 10926, page 482 and previously by Warranty Deed of record in Book 10911, Page 454Register's Office for said County.

Charter for Homeowner's Association of record in Book 10290, Page 256, Register's Office for said County.

Quit Claim to Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623, Register's Office for said County.

Drainage Easement as shown of record in Deed Book 11064, Page 911, Register's Office for said County.

Plat sets out said property is subject to HOA.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10278, page 279, and Book 10449, Page 215, and Book 10449, Page 217, and Book 10469, Page 924, and Book 10528, Page 73, and Book 10640, Page 944, and Book 11317, Page 674, 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 4225 Chesney Glen Drive, 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 11th day of June, 2003.

Jack R. Miller by Dina C. Miller attorney in fact
Jack R. Miller

Dina C. Miller
Dina C. 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 Dina C. Miller the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/11/2003

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 11th day of June, 2003, before me personally appeared Dina C. 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 Jack R. Miller, and who acknowledged that she executed the same as the free act and deed of the said Jack R. Miller by virtue of that Power of Attorney, duly executed by the said Jack R. Miller and appearing of record in Instrument Number 20030613 0081995, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 11th day of June, 2003.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2305765
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122