WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/06/03 14:35 4pgs
Fees:23.00 Taxes:166.50
20031106-0163311

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Southern TItle, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Miller	New Owner	
(NAME)	(NAME)	19-31-61
1018 Lori Lei		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031585

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, Billy Glenis Parks, Clara Burnette Parks Vaughn, Simon Eugene Parks, Dimple Sue Flynn, Carl Bethel Edmonds, Carolyn Faye Isabell, Gertrude Marie Parks, Jacquelyn Carol Hughes, Floyd Michael Parks and Eric Henderson Parks,** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph E. Miller and William Miller and Jonathan Miller and Thomas 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. :

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to S.R. Parks, et ux, by W.C. Moncrief & Company, Inc., in a deed of record, which is recorded in Book 3406, page 265, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a rail road spike (new), in the center of Church Street, said railroad spike being located approximately 267 south of the intersection of Church Street and Depot Street, the northwest corner of this tract, and continuing, as follows: N 88° 22' 30" E, passing a corner of a tract of land which belongs to Tandem Services Plus, having a deed reference in Book 8895, Page 447, RODCT, in the easterly margin of Church Street, and continuing in all, 144.70 feet to an iron pin (new), a corner of said tract of land which belongs to Tandem Services Plus; thence, S 04° 56' 49" E, 85.00 feet to an iron pin (new) in the center of a drain, a corner of said tract of land which belongs to Tandem Services Plus, in the northerly boundary of a tract of land which belongs to Randall L. Miller, having a deed reference in instrument No. 20011212-0137370, RODCT; thence, S 88° 22' 30" W, passing the northwest corner of said tract of land which belongs to Randall L. Miller, in the easterly margin of Church Street, and continuing in all 144.70 feet to a railroad spike (new), in the center of Church Street; Thence, N 04° 56' 49" W. 85.00 feet to the point of beginning, containing 0.28 acres or 12,279 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated July 17, 2003.

Being the same property conveyed to S. R. Parks and wife, Tommie T. Parks by deed from W. C. Moncrief & Co., Inc., dated July 21, 1962 and filed of record in Book 3406, page 265, Register's Office for Davidson County, Tennessee. S. R. Parks having since died on March 13, 1966 leaving property vested solely to Tommie T. Parks. Tommie T. Parks having since died on November 1, 2002 leaving property vested to her heirs at law: Billy Glenis Parks , Clara Burnette Parks Vaughn , Simon Eugene Parks , Dimple Sue Flynn , Carl Bethel Edmonds , Carolyn Faye Isabell , Gertrude Marie Parks , Jacquelyn Carol Hughes , Floyd Michael Parks and Eric Henderson Parks .

Clara Burnette Parks Vaughn executed this instrument on behalf of Jacquelyn Carol Hughes pursuant to Power of Attorney of record in Instrument Number 20031106-0163304, Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Gertrude Marie Parks pursuant to Power of Attorney of record in Instrument Number 20031106-0163305 , Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Floyd Michael Parks pursuant to Power of Attorney of record in Instrument Number 20031106-0163306, Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Eric Henderson Parks pursuant to Power of Attorney of record in Instrument Number 20031106-0163307 , Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Dimple Sue Flynn pursuant to Power of Attorney of record in Instrument Number 20031106-0163308, Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Carl Bethel Edmonds pursuant to Power of Attorney of record in Instrument Number 20031106-0163309 , Davidson County, Tennessee.

Clara Burnette Parks Vaughn executed this instrument on behalf of Carolyn Faye Isabell pursuant to Power of Attorney of record in Instrument Number 20031106-0163310, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 307 Church Street, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of October, 2003.

Billy Glenis Parks
Billy Glenis Parks

Clara Burnette Parks-Vaughn
Clara Burnette Parks Vaughn

Gertrude Marie Parks
Gertrude Marie Parks
BY Clara Burnette Parks Vaughn - Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Jacquelyn Carol Hughes
Jacquelyn Carol Hughes
BY Clara Burnette Parks-Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Floyd Michael Parks
Floyd Michael Parks
BY Clara Burnette Parks Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Simon Eugene Parks
Simon Eugene Parks

Dimple Sue Flynn
Dimple Sue Flynn
BY Clara Burnette Parks Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Carl Bethel Edmonds
Carl Bethel Edmonds
BY Clara Burnette Parks Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Carolyn Faye Isabell
Carolyn Faye Isabell
BY Clara Burnette Parks Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

Eric Henderson Parks
Eric Henderson Parks
BY Clara Burnette Parks Vaughn Attorney in fact
Clara Burnette Parks Vaughn Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Billy Glenis Parks, Clara Burnette Parks Vaughn and Simon Eugene Parks, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Jacquelyn Carol Hughes as her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Jacquelyn Carol Hughes.

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Gertrude Marie Parks as her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Gertrude Marie Parks.

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Floyd Michael Parks as his true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Floyd Michael Parks.

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Eric Henderson Parks as his true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Eric Henderson Parks .

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Dimple Sue Flynn as her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Dimple Sue Flynn.

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

My Commission Expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Carl Bethel Edmonds as his true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Carl Bethel Edmonds.

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Clara Burnette Parks Vaughn, individual(s) who executed the foregoing instrument on behalf of Carolyn Faye Isabell as her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Carolyn Faye Isabell.

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

My Commission Expires: