WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Dale H. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/11/04 09:01 2pgs
Fees:13.00 Taxes:536.50

20040211-0016325

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3903

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H. Miller	Fieldstone Mortgage Company	092-05-0-270.00
(NAME)	(NAME)	
1322 General MacArthur Drive	11000 Broken Land Parkway #600	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbia, MD 21044	
(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, Sidney Property Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H. Miller and wife, Susan 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Sankofa Enterprises, (a General Partnership) by Warranty Deed from James Robinson and Barbra Singh, dated October 5, 1994, of record in Book 9486, Page 650, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dainon Sidney by Warranty Deed from Sankofa Enterprises, dated April 9, 2002, of record in Instrument Number 20020520-0061575, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Sidney Property Investments, LLC by Quitclaim Deed from Dainon Sidney, an unmarried man, dated November 8, 2002, of record in Instrument Number 20021121-0144815, said Register's Office.

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 3400 Clifton Avenue, Nashville, TN 37212
(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 January, 2004.

Sidney Property Investments, LLC

By: Valinda Burks
Valinda Burks, Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney Property Investments, LLC 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 Brentwood, Tennessee this 29th day of January, 2004.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Valinda Burks with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Chief Financial Officer respectively of the Sidney Property Investments, LLC the within named bargainor, and corporation, and that he/she as such Chief Financial Officer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Valinda Burks as such Chief Financial Officer .

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027