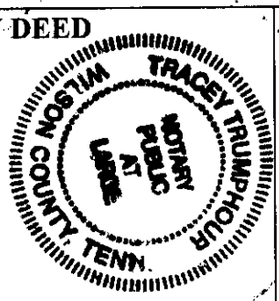
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2004.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 07/21/04 10:07 3pgs
Fees:18.00 Taxes:517.63

20040721-0086987

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark S. Miller | Mark S. Miller | MAP 117-03 |
| (NAME) | (NAME) | |
| **1148 Buckingham Cr.** | **SAME** | |
| (ADDRESS) | (ADDRESS) | PARCEL 62.00 |
| **Franklin, TN. 37064** | | |
| (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, Celeste Nutting Hudson-Quartell and Billy Lee Nutting Bryson, Co-Executors of the Estate of Hilda Alexander Nutting , Celeste Nutting Hudson-Quartell and Husband, Robert D. Quartell and Billy Lee Nutting Bryson and Husband, Robert Niles Bryson, Sr. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Miller, a Married Man , 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:

Described as follows, to wit:
Being Lot No 1 of Block B on the Map of Belmont Terrace Annex No. 4 of record in Book 974, Page 97, R.O.D.C., Tennessee.
Said Lot No. 1 fronts 60 feet on the southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the westerly line along the easterly line of an unnamed street, 162.5 feet along the easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.
INCLUDED BUT SPECIFICALLY EXCLUDED is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from, of record in Book 4795, Page 753, more particularly described as follows:
Continued on next page.

Being the same property conveyed to Mrs. Hilda A. Nutting by Warranty Deed dated March 6, 1943 from Frank P. Petzold and wife, Elizabeth Rankin Petzold of record in Book 1258, Page 172, Register's Office for Davidson County, Tennessee. The said Mrs. Hilda A. Nutting having since died and the said Celeste Nutting Hudson-Quartell and Billy Lee Nutting Bryson being the Devisees under the Last Will and Testament of Hilda Alexander Nutting of record in Will Book 233, Page 74, Probate Court Clerk's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 662, Page 807, Book 1174, Page 492 and Book 1191, Page 223, Register's Office of said County.

Highway Easement of record in Book 4795, Page 753, Register's Office for said County.

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

The said Billy Lee Nutting Bryson is joined in this conveyance by her husband, Robert Niles Bryson, Sr. in order to convey any and all interest he may have in said property.

The said Celeste Nutting Hudson-Quartell is joined in this conveyance by her husband, Robert D. Quartell in order to convey any and all interest he may have in said property.

**Continuation of Legal**

BEGINNING at a point in the south boundary of this property, said point being south 57 degrees 38 minutes west 75.3 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1227.1 feet south and west of the east exit of Primrose Circle on Primrose Avenue, thence along the said south boundary south 57 degrees 38 minutes west 86.5 feet to a point in the north right-of-way of the Tennessee Central Railroad, thence along the said right-of-way of the Tennessee Central Railroad, thence along the said right-of-way north 34 degrees 39 minutes west 115.0 feet to a point, thence north 75 degrees 11 minutes east 950 feet to a point, thence south 32 degrees 51 minutes east 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property by Frank P. Petzold and wife to Hilda A. Nutting of record in Book 1258, Page 172, Register's Office for Davidson County, Tennessee.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows: BEGINNING at the same point described above thence north 32 degrees 51 minutes West 85.5 feet to a point, thence north 75 degrees 11 minutes east 10.5 feet to a point, thence south 32 degrees 51 minutes east 81.9 feet to a point in the said south boundary, thence along the said south boundary south 57 degrees 38 minutes west 10.0 feet to the point of beginning and containing 855 square feet.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2952 Primrose Circle, 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/our hand(s) this 19th day of July, 2004.

Robert D. Quartell
Robert D. Quartell

Celeste Nutting Hudson-Quartell
Celeste Nutting Hudson-Quartell

Robert N Bryson Sr.
Robert Niles Bryson, Sr.

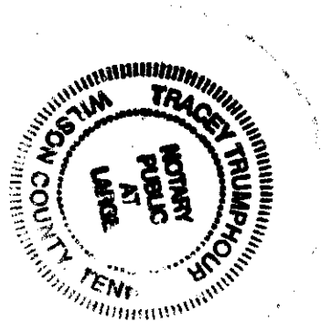
Billy Lee Nutting Bryson
Billy Lee Nutting Bryson

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 Celeste Nutting Hudson-Quartell and Husband, Robert D. Quartell and Billy Lee Nutting Bryson and Husband, Robert Niles Bryson, Sr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/19/2004

My Commission Expires: 1-23-06 Tracey Hylton
Notary Public




**File Number2406459**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122