PLease return to:
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/04 08:27 2pgs
Fees:13.00 Taxes:299.70

20040818-0099557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara L. Adams	Guaranty Trust Company	135-225
(NAME)	(NAME)	
2301 Smith Springs Road	640 Broadmor Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(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, Christopher Lance Miller and wife, Cynthia Renee Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara L. Adams, 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:

Land in Davidson County, Tennessee, being in the 2nd formerly the 5th Civil District of Davidson County, Tennessee on the South Side of Smith Springs Road; Beginning 105 feet west to the northwest corner of the property line of William Payton Givens and the Smith Springs Road, at a point; thence west 105 feet along Smith Springs Road to a stake and the property line of Stanley Gardner; thence South 311 feet to a point; thence in an easterly direction 105 feet to point; thence north 305 feet to the point of beginning.

INCLUDED IN THE ABOVE DESRICPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Being the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, on the south side of Smith Springs Road described as Follows: RIGHT OF WAY: Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Reubush and Carl Lewis Woods, said point being 18.5 feet south of centerline survey Station 46+05 and proceeding as follows: southwardly with the common line of Reubush and Woods a distance of 6.5 feet to a point on the new right-of-way line of Smith Springs Road; thence westwardly with a line 25 feet south of and parallel to the centerline and a 3470.68 foot radius curve to the right a distance of 88 feet to a point on the common line of Reubush and R.O. Stephenson: thence northwardly with the line between Reubush and Stephenson a distance of 8 feet to a point on the existing south right-of-way of Smith Springs Road is 17 feet south of centerline survey Station 45+17: thence eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 88 feet to the point of beginning and containing 640 square feet or 0.01 acres, more or less.

Being the same property conveyed to Christopher Lance Miller and wife, Cynthia Renee Miller, by Warranty Deed dated February 16, 1996, from Gordon L. Reubush, unmarried, of record in Book 9953, Page 880, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2301 Smith Springs Road, Nashville, TN 37217

(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 our hands this 2nd day of August, 2004.

Christopher Lance Miller

Cynthia Renee Miller

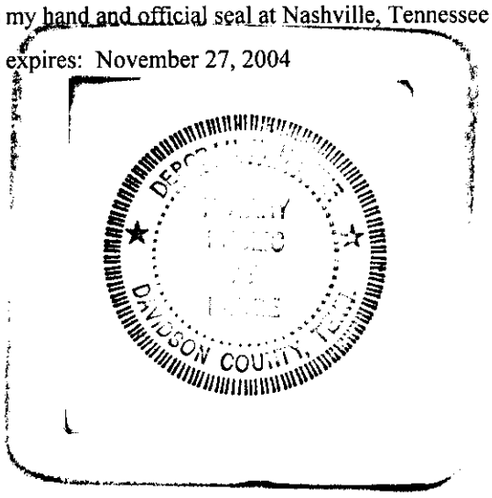
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Lance Miller and Cynthia Renee Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public