WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-25-04

NOTARY PUBLIC AT LARGE CATHERINE M. WOOD DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/31/04 13:32 2pgs
Fees:13.00 Taxes:477.30

20040831-0105269

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
Jennifer L. Miller	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	Map 108-12
(NAME) 3313 Quail Run Court	(NAME) 2525 West End Avenue	Parcel 180.00
(ADDRESS) Nashville, TN	(ADDRESS) Nashville Tennessee 37203	
(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,
Valerie Ann Bryan, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jennifer L. Miller and Jeffrey L. Williams ,both unmarried as joint tenants with right of survivorship, 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. 16 on the Plan of Trailwood, Section 3, as of record in Plat Book 6900, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 16 fronts 85.00 feet on the northeast margin of Quail Run Court and runs back 121.39 feet on the northwest line and 125.37 feet on the southeast line to a line on the rear which measures 79.43 feet thereon.

Being the same property conveyed to Valerie Ann Bryan by deed from Jerry Dewayne McFarlin of record in Deed Book 10917, page 45, Register's Office for said County, executed on 04/30/98 and filed on 05/05/98.

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

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 3313 Quail Run Court, Nashville, TN

(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 26th day of August, 2004.

Valerie Ann Bryan

Valerie Ann Bryan

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 Valerie Ann Bryan the bargainor(s), 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 8/26/2004

My Commission Expires: 11-16-05

Notary Public

TENN. WILSON COUNTY VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE

File Number2408043
~~RETURN TO~~:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122