Davidson County DEEDWARR
Recvd: 10/18/04 10:54 2pgs
Fees:13.00 Taxes:647.13

20041018-0124733

WARRANTY DEED

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

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
Donald R. Miller Jr.	Wilson Bank & Trust	Map 85
(NAME) 3221 River Walk Dr.	(NAME) 623 West Main Street	Group 12-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon Tennessee 37087yes	Parcel 48
(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, James K. Verdon Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Miller Jr. and Wife, Shelly Ann 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:

Being Lot No. 42 on the Plan of Rivers Edge, Section Three, Jackson Downs, Phase Two, as of record in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James K. Verdon Jr. by Warranty Deed dated August 17, 2004 from Alphonso Jackson, Acting Secretary of Housing and Urban Development of record in Instrument No. 20040824-0102222, Register' s Office for Davidson County, Tennessee.

This property was not the principal residence of the Grantor.

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

Restrictive Covenants of record in Book 9280, Page 334, Book 11098, Page 1 and Book 11098, Page 21, Register's Office of said County.

By-Laws as shown of record in Book 9280, Page 334, Register's Office for said County.

Easement as shown of record in Book 9857, Page 77, Register's Office for said County.

Subject to all matters on plat of record in Book 7900, Page 556, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 3221 River Walk Dr., Nashville, TN 37214

(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 14th day of October, 2004.

James K. Verdon Jr.

James K. Verdon Jr.

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 James K. Verdon Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/14/2004

My Commission Expires: 1-23-06

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC WILSON CO.

File Number2409461
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122