WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 09:00 2pgs
Fees:13.00 Taxes:399.60

20041103-0132181

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK STEPHEN MILLER	MARK STEPHEN MILLER	105-13-0-262
(NAME)	(NAME)	
2034 10th Ave S	2034 10TH Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37204	
(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, ROBERT E BOWLING, and wife, MARY A BOWLING, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK STEPHEN 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2034 10TH Avenue South, NASHVILLE, TN 37204

(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 29th day of October, 2004.

ROBERT E BOWLING

MARY A BOWLING

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBERT E BOWLING, and wife, MARY A BOWLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires:

Notary Public

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to wit:

Lot No. 1 as shown on the Plan of resubdivision of a part of Lot No. 83 on the Map of Waverly Place, as of record in Book 4350, page 66, Register's office for said County.

Said Lot No. 1 fronts 64.13 feet on the easterly side of Tenth Avenue, South, and extends back between parallel lines measuring 148.0 feet thereon to a dead line in the rear.

Being the same property conveyed to Robert E. Bowling and wife, Mary A. Bowling, by deed from Vickie A. Britton, executed August 1, 1996, and filed for record October 1, 1996, in Book 10209, page 59, Register's office for Davidson County, Tennessee.