File No. 250500401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 11/02/05

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Miller	SUNTRUST MORTGAGE, INC	126-15-0-B-164
(NAME)	(NAME)	
113 Commonwealth Court	901 SEMMES AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/25/05 12:48 2 pgs
Fees:13.00 Taxes:643.43

20050525-0059105

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pete Wilson, a married man, and Brandi Wilson, his wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew C. Miller and wife, Laura K. Miller**, HEREINAFTER CALLED THE GRANTEE(S), 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. 164, Lexington Point, Section One, as shown by plat of record in Instrument No. 20000830-0085624, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pete Wilson, a married man, and Brandi Wilson, his wife, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record at Instrument No. 20010821-0090340, Register's Office for Davidson County, Tennessee dated August 13, 2001.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Instrument No. 20000830-0085624, Register's Office of said County.

Easement recorded at Instrument No. 20020729-0090373 and Instrument No. 20020729-0090372 as shown in the Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association shown of record in Instrument No. 20001020-0104424, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20001018-0103445 and Instrument No. 20020214-0019754, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 113 Commonwealth Court, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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

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 11th day of May, 2005.

Pete Wilson

Brandi Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pete Wilson and Brandi Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Officeal Seal at Williamson County, Tennessee this 11th day of May, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250500401

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05