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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/05 14:19 2 pgs
Fees:13.00 Taxes:962.00

20050727-0087667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin H. Sesar	**BANK OF AMERICA**	**83-10-20**
(NAME)	(NAME)	
405 North 16th Street	6700 LAKEVIEW CENTER DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	TAMPA, FL 33619	
(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, **Jeffery S. Miller and Julie E. Miller, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin H. Sesar, an unmarried person,** 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 Lots Nos. 260 & 261 on the Map of McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffery S. Miller and Julie E. Miller, husband and wife by Deed from Citifinancial Mortgage Company, Inc. dated 03/24/2003 of record in Instrument No. 20030324-0038958 said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **405 North 16th Street, Nashville, TN 37206**

(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 22nd day of July, 2005.**

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jeffery S. Miller and Julie E. Miller, husband and wife** with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as HIS free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **22nd day of July, 2005**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires JULY 19, 2008