WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/05 10:37 2 pgs
Fees:13.00 Taxes:939.80

20050919-0112058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
DICKSON COUNTY, TENN.
STATE OF TENNESSEE
Exp. 5/2/2006

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam J. Liff	New Owner	
(NAME) 4215 Harding Pk, Unit 1012	(NAME)	Map 103-16-B
(ADDRESS) Nashville, TN 37205	(ADDRESS)	Parcel 119.00 CO
(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, I, **MATTHEW JOEL MILLER**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ADAM J. LIFF, TRUSTEE OF THE ADAM J. LIFF LIVING TRUST**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1012 as shown on the Plan of Windsor Tower, a condominium of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Matthew Joel Miller, unmarried, by deed from Larry Crist and Andrea Crist Baer Price, dated January 31, 2003, of record in Instrument No. 20030205-0015775, said Register's Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4215 Harding Pike, Unit # 1012, Nashville, TN 37205

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 15th day of September, 2005.

Matthew Joel Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 15th day of September, 2005.

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.