WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 6-22-08

(AFFIX SEAL)

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Irvin	NewOwner	150-11-151
(NAME)	(NAME)	
3420 New Town Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Norman Louis Miller and wife, Eleonore Louise Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan Irvin, _____-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 Lot No. 185 on the Plan of Towne Village of the County, Section 3 of record in Plat Book 5200, Pages 268 and 269, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Norman Louis Miller and wife, Eleonore Louise Mille, by deed of record in Instrument No. 20040525-0061561, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Norman L. Miller and Eleonore L. Miller by David Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~X~~ _____, in the Register's Office for Davidson County, Tennessee.

~~X~~ 20051017-0124928

unimproved ☐

This is improved ☒ property, known as 3420 New Towne Road, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 10/17/05 12:40 2 pgs
Fees:13.00 Taxes:425.13

20051017-0124929

OCT. 12. 2005 4:00PM ADVANTAGE TITLE 615-777-2015 NO. 5518 P. 12/13

Witness our hands this 12th day of October, 2005.

Norman Louis Miller By David Adcock Atty in Fact
Norman Louis Miller by David Adcock, his attorney in fact

Eleonore Louise Miller By David Adcock Atty in Fact
Eleonore Louise Miller, by David Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12 day of October, 2005, before me personally appeared David Adcock, the person who executed the foregoing instrument on behalf of Norman Louis Miller and Eleonore Louise Miller and who acknowledged that he executed the same as the free act and deed of the said Norman Louis Miller and Eleonore Louise Miller, through Power of Attorney granted he by the said Norman Louis Miller and Eleonore Louise Miller.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

Notary Public

KRYSTN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

OCT. 12. 2005 4:00PM ADVANTAGE TITLE 615-777-2015 NO. 5518 P. 13/13