File No. 250900280

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/24/05 10:40 2 pgs
Fees:13.00 Taxes:555.00

20051024-0127884

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lia L. Miller	Countrywide Home Loans, Inc.	Map 085-11-0
(NAME) 3104 Jenry Drive	(NAME) P.O. Box 961206	Parcel 004.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Ft. Worth,. TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Helen O. Stokes, a single person and daughter, Nancie E. Poland (formerly Nancie E. Holland) married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lia L. Miller and husband Erich V. 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:

Land in Davidson County, Tennessee, being all of Lot No. 131, on the Plan of Section Four, Stanford Country Club Estates, as shown by plat appearing of record in Plat Book 2900, Pages 83-84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Helen O. Stokes, a single person and daughter, Nancie E. Holland, single, by Warranty Deed dated January 26, 1998 of record in Book 10772, Page 888, Register's Office for Davidson County, Tennessee. Nancie E. Holland, now known as Nancie E. Poland.

Restrictive Covenants of record in Book 3066, Page 219; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5180, Page 925; all matters shown on plat of record in Plat Book 2900, Pages 83-84; all in the Register's Office for Davidson County, Tennessee.

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.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor, Nancie E. Poland.

unimproved ☐

This is improved ☒ property, known as 3104 Jenry Drive, Nashville, TN 37217
(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 my/our hand(s) this 20th day of October, 2005.

Helen O. Stokes

Helen O. Stokes

Nancie E. Poland

Nancie E. Poland

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Helen O. Stokes, and Nancie E. Poland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of October, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250900280

RETURN TO:

Southern Title Services
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Hermitage, TN 37076