File No. 260400062

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/06 10:24 2 pgs
Fees:13.00 Taxes:495.80

20060425-0047021

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Andrea S. Rankins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

Laura A. Moore
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea S. Rankins	Coldwell Banker Mortgage	Map 1907504014600
(NAME)	(NAME)	
532 Saint Paul Drive	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Laurel, New Jersey 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joel J. Miller, and Wife, Lydia A. Miller, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea S. Rankins and Derric W. Rankins, wife and husband, 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. 423 on the Plan of Tulip Grove Subdivision, Section 6, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 423 fronts 60.0 feet to a steel pin; thence 34.22 feet on the West side of St. Paul and runs back 140.0 feet on the North sideline, and 135.8 feet on the South sideline, and measures 72.76 feet across the rear lot line.

Being the same property conveyed to Joel J. Miller, and Wife, Lydia A. Miller by deed from Johnnie E. Turner, Jr. and wife, Lorna B. Turner of record in Instrument No. 200407290090895, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 19, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4511, Page 994, 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 532 Saint Paul Drive, Hermitage, TN 37076
(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 forever defend the title to the said land to the said GRANTEE(S), 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 21st day of April, 2006.

Joel J. Miller

Lydia A. Miller

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 Joel J. Miller, and Wife, Lydia A. Miller, 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 official seal at Mt. Juliet, Tennessee this 4/21/2006.

My Commission Expires: April 7, 2009

Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

File Number: 260400062

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122