Davidson County DEEDWARR
Recvd: 08/07/06 13:58 2 pgs
Fees:13.00 Taxes:880.60

20060807-0096583

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Clifford Foster	Clifford Foster	103-08-0
4028 Westlawn Drive	4116 Westlawn Drive	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Thirty Eight Thousand Dollars and Zero Cents ($238,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David Miller and Terry Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clifford Foster, a single person and Susan Henderson, a single person, as tenants in common with right of survivorship, 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.

BEGINNING at a point in the northerly margin of West Lawn Drive, which point is 55.0 feet southwesterly from the common corner of Lots Nos. 352 and 353 in Richland Realty Company's West Lawn Subdivision, a plan of which is of record in Book 421, page 32, in the Register's office for Davidson County, Tennessee, as measured along the northerly margin of West Lawn Drive; and running thence westwardly with the northerly margin of West Lawn Drive 86.5 feet to a point in the northerly margin of West Lawn Drive 100.0 feet eastwardly from the common corner of Lots Nos. 351 and 352 of said Plan; thence northwardly 225.0 feet, more or less, to a point; thence at right angles eastwardly 86.5 feet, more or less, to a point; thence at right angles southwardly 208.0 feet, more or less, to the beginning point.

BEING the same property conveyed to James Anderson Miller and wife, Dorothy S. Miller, by deed dated November 17, 1945, from A.W. Burns and wife, Mary Crumpton Burns, of record in Book 1430, page 524, Register's Office for Davidson County, Tennessee; the said Dorothy S. Miller having since died on December 28, 2002, and the said James Anderson Miller having since died intestate on November 19, 2005, survived by his two children as his sole heirs at law, to wit: David Miller and Terry Miller and as evidenced by Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4028 Westlawn Drive, Nashville, Tennessee 37209

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 21st day of July, 2006.

Terry Miller

By: _____
David Miller, Attorney in Fact

David Miller

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named David Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, David Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terry Miller, and acknowledged that he executed the same as the free act and deed of the said Terry Miller.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY