File No. 70067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 10:29 2 pgs
Fees:13.00 Taxes:894.66
20070206-0015341

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,800.00

Dorothy R. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2007.

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: . 7/01/09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Miller	John David Miller	83-5-28
(NAME) 1020 Seymour Avenue	(NAME) 1020 Seymour Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, Darren Tate, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John David Miller, an unmarried man, 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 part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, Page 23, in the Register's Office for said County and a small triangular lot adjoining said Lot No. 59, on the Southeasterly corner thereof and described as follows: Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, page 63, Register's Office for said County; thence Southerly along the Westerly margin of Lot No. 7, a distance of 150 feet to the North margin of a 12 foot alley; thence Westerly along the North margin of said alley 50 feet to a point, the Southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, Page 149, said Register's Office; thence North along Averietts Easterly line 150 feet to the Southerly margin of Seymour Avenue 50 feet to the point of beginning.

BEING the same property conveyed to Darren Tate, married by Quitclaim Deed from Oakwood Property Management, LLC dated October 24, 2006 and filed for record on November 7, 2006 in Instrument Number 200611070138351, in the Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 57, page 23, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

The above described property was not the principal residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 1020 Seymour Avenue, Nashville, TN 37206
(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 hand this 2nd day of February, 2007.

Darren Tate
Darren Tate

File No. 70067
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darren Tate, the bargainor(s), 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 this 2nd day of February, 2007.

Commission expires:
8-10-09

Belinda G. Wilks
Notary Public

