WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Pamela G Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: . 11-14-2009
(AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Smith	New owner	136030A08400CO
(NAME)	(NAME)	
4000 Anderson Road, Unit 84		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Phillip H. Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela G. Smith, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 84, Building No. 9, in a Horizontal Property Regime located on the plat of Priest Lake Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Phillip H. Miller and wife, Mary Rolando by Warranty Deed dated October 24, 1984, Register's Office for Davidson County. The said Mary Rolando conveyed her interest in the subject property to Phillip Miller by Quitclaim Deed dated September 2, 2004, of record in Instrument No. 200409016-0111601, said Register's Office. Phillip H. Miller is one and the same person as Phillip Miller.

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

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road Unit 84, 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.

Davidson County DEEDWARR
Recvd: 04/23/07 13:31 2 pgs
Fees:13.00 Taxes:295.63
20070423-0048018

Witness my hand this 20th day of April, 2007.

Phillip H. Miller by E. David Jarrett, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2007, before me personally appeared E. David Jarrett, the person who executed the foregoing instrument on behalf of Phillip H. Miller and who acknowledged that he executed the same as the free act and deed of the said Phillip H. Miller, through Power of Attorney granted he by the said Phillip H. Miller.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

Commission expires:

Notary Public

