WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,913.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Young	SAME	08305036900
(NAME)	(NAME)	
1406 Franklin Avenue		
(ADDRESS)	(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, WE, Kenneth Lance Miller and wife, Sheryl D. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Frances Young, 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 westerly 11.4 feet of Lot No. 2 and easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2, 3 the T.P. Weakly Home Place, of record in Plat Book 421, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth Lance Miller and wife, Sheryl D. Miller, by Warranty Deed dated September 10, 2004 from Benjamin Sesar of record in Instrument No. 20040924-0115459, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kenneth Lance Miller by Sheryl D. Miller as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20070910-0108230

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

Davidson County DEEDWARR
Recvd: 09/10/07 12:09 2 pg
Fees:13.00 Taxes:1183.68

20070910-0108231

unimproved ☐

This is improved ☒ property, known as 1406 Franklin Ave., 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 our hands this 29 day of June, 2007.

Kenneth Lance Miller
By Sheryl D. Miller as his Attorney in fact

Kenneth Lance Miller
By: Sheryl D. Miller as his Attorney-In-Fact

Sheryl D. Miller

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29 day of June, 2007 before me personally appeared Sheryl D. Miller, the person who executed the foregoing instrument on behalf of Kenneth Lance Miller, and acknowledged that he executed the same as the free act and deed of the said Sheryl Miller, through Power of Attorney granted Sheryl D. Miller by the said Kenneth Lance Miller.

Witness my hand and official seal at Nashville, Tennessee this 29 day of June, 2007.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl D. Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of June, 2007.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public