File No. 280400339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 TH DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011

(AFFIX SEAL)

SHARON L. RINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/29/08 09:53 2 pgs
Fees:13.00 Taxes:1246.90

20080429-0043514

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Girard	Bank of America, N. A.	161-05-0-004.00
(NAME) 520 Woodhurst Drive	(NAME) 9000 Southside Blvd, #600	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Jacksonville, FL 32256	
(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, **Karen F. Miller, a single woman,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy D. Girard and wife, Kimberly S. Girard**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 50 on the Plan of Hillview Estates, of record in Plat Book 3600, page 89, Register's Office of Davidson County, Tennessee. Said Lot No. 50 fronts 100.00 feet on the northwesterly side of Woodhurst Drive and extends back 310.0 feet on the southwesterly line and 270.0 feet on the northeasterly line to a dead line in the rear on which it measures 171.45 feet.

Being the same property conveyed to Karen F. Miller, a single woman by Warranty Deed dated April 26, 2006 from Charles Anthony Turner and wife, Barbara Ann Turner of record in Instrument No. 20060428-0048991, Register's Office for said County.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 3600, Page 89, Register's Office of said County.

Easement as shown of record in Deed Book 7589, Page 148, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3836, Page 719, 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 520 Woodhurst Drive, Nashville, TN 37220
(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), 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), 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 hands this 25th day of April, 2008.

Karen F. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen F. Miller, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25 day of April, 2008.

Commission expires: 10.10.09

Notary Public

DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280400339

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064