File No. 280401284

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-12-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/19/08 14:31 3 pgs
Fees:18.00 Taxes:591.63
20080519-0051353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desmond L. Miller	Guaranty Trust Company	07510012700
(NAME)	(NAME)	
8304 Gordon Lane	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, We, **Judy A. Holzmeyer and husband, Larry D. Holzmeyer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Desmond L. Miller, unmarried**, 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. 64 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Page 70-71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judy A. Holzmeyer and husband, Larry D. Holzmeyer by Deed dated 10/13/1997 from Barry Wayne England and wife, Tammie Jo England of record in Deed Book 10643, page 935, Register's Office for said County.

Subject to all matters as set forth per Plat Book 3300, Page 70-71, Register's Office of said County.

Restrictive Covenants of record in Book 3403, Page 556, 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 8304 Gordon Lane, Hermitage, TN 37076
(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.

itness my/our hands this 15th day of May, 2008.

Judy A. Holzmeyer

Larry D. Holzmeyer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judy A. Holzmeyer and Larry D. Holzmeyer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of May, 2008.

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 280401284

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

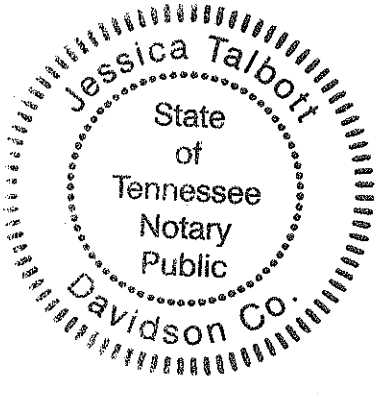
STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 05/24/2008

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