File No. 280500863

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(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: 06/03/08 12:51 2 pgs
Fees:13.00 Taxes:573.50
20080603-0056528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Michael Miller	US Bank, N.A.	151-09-0B-085.00
(NAME) 5069 Smith Springs Pkwy.	(NAME) 1101 S. Main Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hopkinsville, KY 42240	
(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, **Kathleen P. Harrigar, Trustee of the Margaret T. Burgess Trust u/a/d July 9, 1992**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Evan Michael 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Final Plat of Phase 2 Lakeside Cove at Percy Priest, of record in Instrument No. 200511020132676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret T. Burgess and Kathleen P. Harrigar, as Co- Trustees of the Margaret T. Burgess Trust dated July 9, 1992, (Kathleen P. Harrigar currently serving as sole Trustee pursuant to the incapacity of Margaret T. Burgess) by deed of record in Instrument No. 200606050066060, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat recorded in Instrument No. 200511020132676, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in 200411050133677 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement(s) as shown of record in Book 4428 and Page 571; Book 8175 and Page 783; Book 2336 and Page 614 ; Instrument No. 200202120018699; Instrument No. 200409140110817; Instrument No. 200504190043678; Register's Office for DAVIDSON County.

This property is also known as 5401 Skip Jack Drive, Antioch, TN 37013

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 5069 Smith Springs Pkwy., Antioch, TN 37013
(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 30th day of May, 2008.

Kathleen P. Harrigar, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen P. Harrigar, with whom I am personally acquainted and who proved herself to be the Sole Trustee of the ***Margaret T. Burgess Trust dated July 9, 1992,*** and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 11-28-09

Notary Public

File Number: 280500863

RETURN TO:

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

