# WARRANTY DEED




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2008.

Notary Public

My commission expires: 4-18-2012

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Garrett Ross Miller**<br>**Ronald Veazey Miller** | Access National Mortgage | **Map 119-14, Parcel 329** |
| **204 Morton Avenue** | 1800 Robert Fulton Dr. Ste 350 | Davidson County DEEDWARR<br>Recvd: 06/27/08 14:23 3 pgs<br>Fees:18.00 Taxes:462.50<br>**20080627-0066695** |
| **Nashville, TN 37211** | Reston VA 20191 | |

FOR AND IN 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,

**Ronnie R. Eastes and Sandra Fay Eastes, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Garrett Ross Miller, unmarried, and Ronald Veazey Miller, married, as joint tenants with right of survivorship**

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 the South part of Lot No. 88 on the Map of Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee and described as follows:**

**SAID south part of Lot 88 fronts 50 feet on the northerly side of East Mortgage Avenue and runs back between parallel lines 150 feet to a dead line.**

**BEING the same property conveyed to Lillian Lynn Eastes, unmarried, by Deed from Patricia Ann Karl, Thomas Boyd Williams, Randy Williams, Sonia Beth Patton and David Scott Williams, Heirs-at-Law of Elizabeth S. Williams, of record in Book 6525, Page 280, Register's Office for Davidson County, Tennessee. The said Lillian Lynn Eastes, having died intestate on November 18, 2005, the said property vests in her brother, Ronnie R. Eastes, as her sole heir-at-law. Ronnie R. Eastes was appointed Administrator of the Estate of Lillian L. Eastes, of record in Probate No. 05P-1852, Probate Court for said County. The property was further conveyed to Ronnie R. Eastes, by Administrator's Deed from Ronnie R. Eastes, Administrator of the Estate of Lillian L. Eastes, of record in Instrument No. 20060310-0027939, said Register's Office.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (_X__) Unimproved (____) property, known as: **204 Morton Avenue, Nashville, TN 37211**

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 my/our hand(s) this **16th** day of **June, 2008.**

**Ronnie R. Eastes**

**Sandra Fay Eastes**

**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 **Ronnie R. Eastes and Sandra Fay Eastes, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2008.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 3/22/09

**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)

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 04/15/2012

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