File No. 80503

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/08 12:22 2 pg
Fees:13.00 Taxes:691.90
20080711-0071428

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Lindsay Lowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 6/27/08
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Lowe	Lindsay Lowe	83-10-A-3
(NAME) 109 Lakeside Court	(NAME) 109 Lakeside Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mary J. Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsay Lowe, unmarried, 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 Lot No. 3 on the Plan of Hermitage Highlands, of record in Instrument No.20030422-0052784 , Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary J. Miller and husband Donovan E. Miller by deed from Daniel J. Dugan and wife, Karen Dugan, dated January 27, 2006 and recorded on February 1, 2006 in Instrument No: 20060201-0012496 Register's Office, Davidson County, Tennessee.

Mary J. Miller and Mary Jane Miller are one and the same.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No: 2003416-0050698, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 109 Lakeside Court, 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 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.

File No. 80503
Witness my hand this 27th day of June, 2008.

Mary J. Miller by HF AIF
Mary J. Miller
By: Heather R. Benjamin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather R. Benjamin with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Mary J. Miller (also known as Mary Jane Miller) as her Attorney in Fact as the free act and deed of the within named Mary J. Miller.

Witness my hand and official seal this 27th day of June, 2008.

Commission expires: 2/28/2010

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public