File No. 280700385

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 10:01 2 pg
Fees:13.00 Taxes:347.99
20080805-0080490

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires November 22, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Hinton	Countrywide Bank, FSB	Map 044-05-0-050.00
(NAME) 307 Keeton Avenue	(NAME) 2021 N. Gallatin Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Madison, TN 37115	
(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, **Robert A. Miller and wife, Jo Anne Miller**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Shawn Hinton**_____, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the unrecorded Map of Scenic View Subdivision in the 4th Civil District of said County, as follows:

Beginning at a point in the easterly margin of Keeton Avenue at the corner of Lots No. 41 and 42; thence with the line between said lots northeasterly 146.3 feet to a point; thence southeasterly 97 feet to a corner of Lot No. 43; thence with the line between Lot Nos. 42 and 43, southwesterly 147.4 feet to the margin of Keeton Avenue; thence with the margin of the same, northwesterly 97 feet to the point of beginning.

Being the same property conveyed to Robert A. Miller and wife, Jo Anne Miller by Deed dated October 24, 1997 from James Bobby Sharp, Jr., an unmarried person of record in Deed Book 10682, page 962, Register's Office for 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 307 Keeton Avenue, Old Hickory, TN 37138
(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), THEIR 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), 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 hands this 31st day of July, 2008.

x Robert A. Miller
By: Amanda Mitchell, Atty-in-fact
Robert A. Miller

x JoAnne Miller, Atty-in-fact
Jo Anne Miller
By: Amanda Mitchell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Mitchell, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Robert A. Miller and wife, Jo Anne Miller, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2008.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 280700385

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