WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/08 11:01 2 pgs
Fees:13.00 Taxes:1196.95
20081017-0104509

STATE OF Ohio
COUNTY OF Summit

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-16-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Miller	Wells Fargo Bank, NA	172140A10100CO
(NAME)	(NAME)	
1212 Wexford Downs Lane	P.O. Box 660455	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Leonard Miller and Ashleigh Church, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina Miller, an unmarried person, 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:

Being Lot No. 149 on the Plan of Wexford Downs, Section Two, a Planned UN it Development, as of record in Plat Book 9700, Page 593 and 594, Register's Office fort 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 Leonard Miller and Ashleigh Church, as joint tenants with right of survivorship, by Warranty Deed dated February 28, 2003 from B. Joanne Jenkins, Unmarried of record in Instrument No. 20030305-0023243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1212 Wexford Downs Lane, Nashville, TN 37211
(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.

Witness our hands this 9th day of October, 2008.

Leonard Miller

Ashleigh Miller f/k/a Ashleigh Church

STATE OF ~~TENNESSEE~~ Ohio

COUNTY OF ~~WILLIAMSON~~ DAVIDSON Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Miller and Ashleigh Miller f/k/a Ashleigh Church, 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 Franklin, Tennessee this 9th day of October, 2008.

Commission expires: November 14, 2009

Notary Public
Comm. Exp 11-16-11

NOTARIAL SEAL
STATE OF OHIO

RETURN TO:

3501
Advantage Title & Escrow
2000 Mallory Lane, Ste 130
Box #523
Franklin, TN 37067
File No. 3501

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