WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048213 DEEDWARR
Recvd: 07/17/09 09:23 3 pgs
Fees:18.00 Taxes:379.25
20090717-0066980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

P Magnaterra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

S. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Felicia Magnaterra, Diane Magnaterra, Paul Magnaterra and Dustin Brown	Franklin American Mortgage Company	
(NAME) 313 N. 9th Street	(NAME) 501 Corporate Centre Drive, Suite 400	82-12-116
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN, 37064	
(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, **Jeffrey Miller and Julie Miller**, hereinafter called the Grantors, have argained and sold, and by these presents do transfer and convey unto **Felicia Magnaterra, Diane Magnaterra, Paul Magnaterra and Dustin Brown**, 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 a southerly part of Lot No. 165 on the plan of NEILL S. BROWN'S ADDITION, as shown by plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of North Ninth Street which point is a common corner of Lots Nos. 165 and 166 on said plan; running thence easterly along the dividing line between Lot No. 165, 170 feet to a point on the west margin of an alley, being the southeast corner of said Lot No. 165; thence northerly along said margin of said alley 25 feet to a point in the southerly margin of Marina Street, and being the northeast corner of said Lot No. 165; thence in a northwesterly direction along the southerly margin of Marina Street 20 feet to a point, being the northeast corner of the lot conveyed to Uriel Martin July 29, 1946; thence southerly along the easterly margin of the Uriel Martin lot 8 feet to a point, being the southeast corner of said Martin lot; thence westerly along the southerly margin of said lot 150 feet, more or less, to a point on the easterly margin of North 9th Street, the southwest corner of said Martin lot; thence southerly along said margin of North 9th Street 51 feet, more or less, to the beginning.

Being the same property conveyed to Jeffery Miller and Julie Miller, husband and wife by Warranty Deed from Robert Dale Shemin dated February 11, 2008 and recorded in Instrument No. 20080214-0014873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 313 N. 9th Street, Nashville, TN 37206

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, has 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 8th day of July, 2009.

Jeffrey Miller by Micah Phillips his attorney in fact
Jeffrey Miller by Micah Phillips, his Attorney-in-Fact

Julie Miller by Micah Phillips her attorney in fact
Julie Miller by Micah Phillips, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Miller, as his Attorney In Fact, under Power of Attorney bearing Instrument No. *_____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jeffrey Miller, under said Power of Attorney.

* 20090717-0066978

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of July, 2009.

CLERK'S CAPITOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julie Miller, as herAttorney In Fact, under Power of Attorney bearing Instrument No. __*_____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Julie Miller, under said Power of Attorney.

* 20090717-0066978

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of July, 2009.

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

_____

Return to :

FOUNDATION
TITLE AND ESCROW, LLC
9045 Carothers Pkwy., Ste. 202
Franklin, TN 37067