File No. 290600671

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/09 14:47 3 pgs
Fees:18.00 Taxes:817.33
20090803-0072551

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: June 20, 2012
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane McNeill Holman	F&M Bank	142-13-OB-205.00
(NAME)	(NAME)	
1204 Harpeth Lake Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37041	
(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, Daniel P. Miller and Crystal M. Miller, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mary Jane McNeill Holman, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 211 on the FINAL PLAT, RIVERSIDE, PHASE 5 B, as shown by plat of record in Instrument No. 20030212-0019415, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel P. Miller and Crystal M. Miller, husband and wife by Warranty Deed dated May 27, 2003, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes and filed for record on May 29, 2003, in Instrument No. 20030529-0072561, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20030212-0019415, Register's Office of said County.

All matters as set forth on the Boundary Plat of record in Book 6900, Pages 490-492, Register's Office of said County.

Water Easement in favor of Harpeth Valley Utility District as shown of record in Book 6970, Pages 275, 281 & 284, Register's Office for said County.

Utility Easement in favor of Harpeth Valley Utility District as shown of record in Book 6970, Page 278, Register's Office for said County.

Sewer Easement in favor of Harpeth Valley Utility District as shown of record in Book 7803, Page 642, Register's Office for said County.

Easement as shown of record in Book 6972, Page 45, Register's Office for said County.

Greenway Easement as shown of record in Instrument No. 20041019-0125877, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7829, Page 703, 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 1204 Harpeth Lake Court, Nashville, TN 37221

(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), HER 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), HER 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 30th day of July, 2009.

Daniel P. Miller

Crystal M. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daniel P. Miller and Crystal M. Miller, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2009.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290600671

RETURN TO:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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