BILL GARRETT, Davidson County
Trans:T20090053244 DEEDWARR
Recvd: 08/05/09 12:44 2 pgs
Fees:13.00 Taxes:550.93
20090805-0073472

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JULY, 2009 Notary Public MY COMMISSION EXPIRES: 7-3-10 (AFFIX SEAL)
Foundation Title & Escrow, LLC 30 Burton Hills Blvd., Ste. 175 Nashville, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd., Ste. 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Randall Bybee and Denese Bybee	New Owner	161.03-0-131.00
(NAME) 446 Westcrest Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I/WE, **Joshua Lane Miller**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Randall Bybee and Denese Bybee**, husband and wife, 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. 12 on the Plan of McMurray Park, of record in Plat Book 5050, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Lane Miller by Warranty Deed from Diane B. Smiley f/k/a Diane B. Suttle and husband, Doug Smiley dated September 10, 2004 and recorded in Instrument No. 20040916-0111694, Register's Office for Davidson County, Tennessee.

Megan Miller, spouse of Joshua Lane Miller, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

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 446 Westcrest Drive, Nashville, TN 37211

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 15th day of July, 2009.

Joshua Lane Miller

Megan Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Joshua Lane Miller and Megan Miller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON