WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090063324 DEEDWARR
Recvd: 09/16/09 10:18 2 pgs
Fees:13.00 Taxes:425.50

20090916-0086367

GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert P. Miles Jr. and wife, Jan R. Miles	Robert P. Miles Jr.	07400000200
(NAME) 1912 Neelys Bend Road	(NAME) 1912 Neely's Bend Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, Era Estelle Menees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Miles Jr. and Jan R. Miles, as 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Lying in the 11th Civil District of said County, and being a part of Lot No. 6 of the John Menees Lands of record in Book "M" Page 265, Register's Office for said County and being part of Lot No. 3 of the Henry T. Menees Estate and described according to a survey of Harvey Gee, dated June 1, 1957, as follows:

BEGINNING at an iron pin in the center line of Neelys Bend Road at the corner of the Warren Property; thence with Warren's line, South 56 deg. 40' West 307.2 feet to an iron pin; thence North 20 deg. 53' West 321.2 feet to an iron pin; thence North 69 deg. 07' East 300 feet to a point in the center line of Neelys Bend Road; thence with the center line of said Road, South 20 deg. 53' East 255 feet to the point of beginning, containing 2 acres more or less.

Being the same property conveyed on October 7, 1958 by Warranty Deed to Henry W. Menees and wife, Era Estelle Menees from Henry C. Menees and wife, Katie Mai Menees of record in Book 2808, Page 621, Register's Office for Davidson County, Tennessee. Said Warranty Deed further corrected in Book 2855, Page 527, said Register's Office.

SUBJECT TO AND TOGETHER WITH THOSE CERTAIN RIGHTS AND OBLIGATIONS AS SET FORTH IN A WATERLINE AGREEMENT OF RECORD IN BOOK 2881, PAGE 16, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS AND SUBJECT TO THE RIGHT-OF-WAY OF NEELYS BEND ROAD

unimproved ☐

This is improved ☑ property, known as 1912 Neely's Bend Road, Madison, TN 37115
(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 my hand this 15th day of September, 2009.

Era Estelle Menees

Era Estelle Menees

By: Patricia Lee Forkum, Co-Attorney-in-fact
Patricia Lee Forkum, Co-Attorney-in-Fact

By: Vivian Annette Haley, Co-Attorney-in-Fact
Vivian Annette Haley, Co-Attorney-in-Fact

Era Estelle Menees

Era Estelle Menees

STATE OF TENNESSEE

~~COUNTY~~ OF Davidson

~~On this 15th day of September, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Era Estelle Menees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.~~

~~WITNESS my hand and Notary Seal at office the day and year above written.~~

~~My Commission Expires:~~
~~March 20, 2010~~

~~Notary Public,~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2009, before me personally appeared Patricia Lee Forkum, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Era Estelle Menees, and acknowledgd that she executed the same as the free act and deed of the said Era Estelle Menees.

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of September, 2009.

My commission expires: 3/20/10

Diane L. Gregory
Notary Public

DIANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2009, before me personally appeared Vivian Annette Haley, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Era Estelle Menees, and acknowledged that she executed the same as the free act and deed of the said Era Estelle Menees.

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of September, 2009.

My commission expires: 3/20/10

Diane L. Gregory
Notary Public

DIANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY