File No. 210010403

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2012.~~ 05-06-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100012800 DEEDWARR
Recvd: 03/03/10 15:53 2 pgs
Fees:13.00 Taxes:675.99

20100303-0016425

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia B. Miller	Alicia B. Miller	
(NAME) 305 Jayme Mika Court	(NAME) →	022-02-0
(ADDRESS) Joelton, TN 37080	(ADDRESS) →	033.00
(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, Kimberly E. Taylor, and husband, Richard M. Taylor, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Alicia B. Miller, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Chase Point, Section Three, of record in Plat Book 9700, Page 625, Register's Office for 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 KIMBERLY E. TAYLOR AND HUSBAND, RICHARD M. TAYLOR by deed from KIMBERLY ERIN TAYLOR of record in Instrument No. 20051212-0149079 on 12/07/2005 and filed for record on 12/12/2005, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

All matters as set forth per Plat Book 9700, Page 625, said Register's Office.

Restrictive Covenants of record in Book 9948, Page 904, as amended of record in Book 10604, Page 147, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 9639, Page 850, said Register's Office.

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 305 Jayme Mika Court, Joelton, TN 37080
(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 19th day of February, 2010.

Kimberly E. Taylor

Richard M. Taylor

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 Kimberly E. Taylor and husband, Richard M. Taylor 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 19th day of February, 2010.

Commission expires: ~~February 28, 2012~~ 1/11/11

LISA G. HODGES Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 210010403

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075