WARRANTY DEED

Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,700.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/23/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Michael Miller	Platinum Mortgage, Inc.	149-00-0-005.00
(NAME)	(NAME)	
610 Franklin Limestone Road	103 Spenryn Dr., Suite B	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Madison, AL 35758	
(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, 724 Due West Unit J Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Michael Miller, unmarried, 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 the 2nd Civil District of Davidson County, as described according to a boundary survey by McConnell Engineering Consultants, Inc., dated July 19, 1989, as follows:

Beginning at an iron rod in the easterly margin of Mullins Road a/k/a Franklin-Limestone Road, said iron rod being the southwest corner of the herein described tract and the northeast corner of J.R. Gregory property as recorded in Book 4922, page 67, R.O.D.C., TN; thence with the easterly margin of Mullins Road, on a curve having a chord measure of N 17 deg. 09 mins. 50 secs. E 288.745 feet to an iron rod; thence S 85 deg. 17 mins. 22 secs. E 258.04 feet to an iron pin; thence S 71 deg. 19 mins. 58 secs. E 309.78 feet to an iron rod, said iron rod being located in the westerly boundary line of Piccadilly Square, Phase I, as recorded in Plat Book 5200, page 722, R.O.D.C., TN; thence with the boundary line, S 38 deg. 01 min. 13 secs. W 91.24 feet to an iron rod; thence S 40 deg. 44 mins. 17 secs. W 165.57 feet to an iron rod; thence N 84 deg. 56 mins. 13 secs. W 473.46 feet to the point of beginning, containing 3.20 acres, more or less.

Being the same property conveyed to 724 Due west Unit J Trust, by deed of record in Instrument No. 20091110-0104022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 610 Franklin Limestone Rd., Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20100016811 DEEDWARR
Recvd: 03/23/10 09:42 2 pgs
Fees:13.00 Taxes:812.89
20100323-0021608

Witness my hand this 19th day of March, 2010.

724 Due West Unit J Trust

By: Phillip Baumgart, AS TRUSTEE
724 Due West Unit J Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 724 due West Unit J Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of 724 Due West Unit J Trust by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2010.

Commission expires:

1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public