STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Venus L. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC J. TRENT LEHMAN COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venus L. Miller	THDA c/o US Bank	11903002100
(NAME) 106 Garwood Dr.	(NAME) 4801 Frederica St	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Owensboro, KY, 42304	
(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,

DONALD R. GAMMONS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VENUS L. MILLER,

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:

Being Lot No. 60 on the Map of Mertie Milwee Property, of record in Book 2331, page 117 Register's Office for said County.

Said Lot No. 60 fronts 86 feet on the north side of Garwood Drive and runs back between lines, 179.7 feet on the west line and 173.3 feet on the east line to a dead line and 173.3 feet on the east line to a dead line in the rear of which it measures 87 feet.

Being the same property conveyed to Arvil V. Gammons and wife, Dovie May Gammons by deed from J. S. Gleason, Jr. dated December 2, 1962 of record in Book 3466, page 307, Register's Office for Davidson County, Tennessee. The said Arvil V. Gammons and wife, Dovie May Gammons both having since died, Arvil V. Gammons having predeceased Dovie May Gammons. The property now vested in Donald R. Gammons by Order admitting Will for probate to establish muniment of title of record in the Davidson County Probate Court, Docket No. 10P308.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 106 Garwood Dr., Nashville, TN 37210

(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:T20100022584 DEEDWARR
Recvd: 04/16/10 10:07 2 pgs
Fees:13.00 Taxes:255.30
20100416-0028720

Witness my/our hand(s) this 5th day of April. 2010.

Donald R. Gammons

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 Donald R. Gammons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 5th day of April, 2010

Commission expires:

11/24/13

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public