GSRM-BJY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026592 DEEDWARR
Recvd: 05/04/11 16:21 2 pgs
Fees:13.00 Taxes:638.25
20110504-0034414

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00
Karen Howard
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2011.
Notary Public
MY COMMISSION EXPIRES: 09/18/2011
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Wimberley	Wells Fargo Bank NA	92-13-222.00
(NAME)	(NAME)	
3814 Nevada Avenue	10401 Deerwood Park Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville Fl 32256-0505	
(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, **Buckley A. Miller**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua L. Wimberley**, marriedhereinafter 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 THE SOUTHERLY 100.0 FEET OF THE WESTERLY 50.0 FEET, BLOCK 27, MAP OF CHARLOTTE PARK 2ND ADDITION, EXTENDED, AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST MARGIN OF 39TH AVENUE, NORTH AND NEVADA AVENUE; RUNNING THENCE WITH THE EAST MARGIN OF 39TH AVENUE, NORTH, NORTH 7 DEGREES 15 MINUTES WEST 100.0 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 15 MINUTES EAST 50.0 FEET TO AN IRON PIN; THENCE SOUTH 7 DEGREES 15 MINUTES EAST 100.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF NEVADA AVENUE; THENCE SOUTH 83 DEGREES 15 MINUTES WEST 50.0 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Buckley A. Miller, **an unmarried person**, by Warranty Deed from H. Marley Fields, an unmarried person, of record in Instrument Number 20080111-0003388, said Register's Office.

Shannon Briggs, spouse of Buckley A. Miller, joins, 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 3814 Nevada Avenue, Nashville, TN 37209

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 2 day of **May, 2011.**

Buckley A. Miller

Shannon Briggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Buckley A. Miller and Shannon Briggs**, 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 2 day of **May, 2011.**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON