WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110054103 DEEDWARR
Recvd: 09/01/11 09:55 2 pgs
Fees: 13.00 Taxes: 351.50
20110901-0067764

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Melanie Proctor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Proctor	NEW OWNER	11912003900
(NAME)	(NAME)	
726 Cameo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Gladys Mize Miller**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melanie Proctor**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 30, on the plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Emery L. Miller Jr. and wife, Gladys Mize Miller by Deed from Woodbine Homes Inc., dated 09/03/1952 and filed for record on 09/03/1952 in Book 2093, Page 373, Register's Office for Davidson County, Tennessee. The said Emery L. Miller Jr. having since died, leaving Gladys Mize Miller the sole surviving tenant by the entirety.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 1835, Page 31, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4901, Page 331, said Register's Office.

Property Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable, and have been prorated between Grantor and Grantee.

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 726 Cameo Drive, Nashville, TN 37211

(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/or 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/or 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 30th day of August, 2011.

Gladys Mize Miller

State of Tennessee
County of Williamson

Personally appeared before me Gladys Mize Miller, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2011.

Notary Public _____
My Commission Expires: 9/25/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064