WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062109 DEEDWARR
Recvd: 10/05/11 13:53 2 pgs
Fees:13.00 Taxes:1609.50
20111005-0077367

RACHEL L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00
Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **September, 2011**
Rachel L. Powers
Notary Public
MY COMMISSION EXPIRES:
(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
Bobby F. Gordon III and Ruth Ann Gordon	Access National Mortgage	14411000600
(NAME)	(NAME)	
6012 Hillsboro Pike	1800 Robert Fulton Drive, Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Reston, VA 20191	
(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, **William E. Miles and Joni Miles**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bobby F. Gordon III and Ruth Ann Gordon**, husband and wife, 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 Davidson County, Tennessee, being Lot No. 4 on the plan of Hillsboro Park, Section I as of record in Plat Book 2331, page 30 and 31, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joni Miles and husband, William E. Miles, by Quitclaim Deed from William E. Miles dated December 20, 2007 and filed of record on December 26, 2007 in Instrument Number 20071226-0147353, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to William E. Miles and David B. Ives by Deed from M&I, LLC and filed of record in Instrument Number 20070105-0002144, Register's Office of Davidson County, Tennessee. David B. Ives transferred his interest in said real estate to William E. Miles by deed of record in Instrument Number 20071226-0147352, Register's Office of Davidson County, Tennessee.

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 6012 Hillsboro Pike, Nashville, TN 37215

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 **29th** day of **September, 2011**

William E. Miles

Joni Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **William E. Miles and Joni Miles**, 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 **29th** day of **September, 2011**

Notary Public

My commission expires: 5-4-15

