WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2011.

Priscilla C Mitchell
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7121 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neville G. Williams	Platinum Mtg Co	92-16D-616.00
(NAME)	(NAME)	
1803 Broadway, #616	103 Spenryn Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	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, Branden L. Miller and wife, Wendy Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neville G. Williams and wife, Coreen S. Williams, 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:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 616 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Being the same property conveyed by Warranty Deed from Bristol on Broadway, a Tennessee limited partnership to Branden L. Miller, unmarried as recorded on the 2nd day of February, 2006 in Instrument No. 20060202-0013310 and Quitclaim Deed from Samuel C. Yeager to Branden L. Miller, unmarried as recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061725, in the Register's Office of Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway, of record in Instrument No. 20050517-0055639, Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and paid and assumed by the Grantee(s) herein.

Wendy Miller, spouse of the above named Branden L. Miller joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 1803 Broadway, 616, Nashville, TN 37203
(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 applic[illegible]

File No.: 1140
TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110079255 DEEDWARR
Recvd: 12/15/11 08:59 2 pgs
Fees:13.00 Taxes:592.00

20111215-0097492

Witness our hands this 7th day of December, 2011.

Branden L. Miller

Wendy Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of December, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Branden L. Miller and Wendy V. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

