BILL GARRETT, Davidson County
Trans:T20120033535 DEEDWARR
Recvd: 05/07/12 14:11 2 pgs
Fees:13.00 Taxes:1006.40
20120507-0039312

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $272,000.00. Tracy Perry Affiant Subscribed and sworn to before me, this the 27th day of April, 2012. Robin L Edwards Notary Public My commission expires: 2/4/2015

WILLIAMSON COUNTY ROBIN L EDWARDS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas C. Ivey	Fifth Third Mtg Co.	
1407 Fatherland St.	5001 Kingsley Dr.	83-13-292
Nashville, TN 37206	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILLIP R. MILLER AND SHANNON L. MILLER FKA SHANNON L. MOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS C. IVEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 87 in Block I on the Plan of Lindsley Home Place, as of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip R. Miller and Shannon L. Mock, husband and wife by Quitclaim Deed from Shannon L. Mock, married of record in Instrument 20110126-0007297, Register's Office for Davidson County, Tennessee, dated January 20, 2011.

Being the same property conveyed to Shannon L. Mock, unmarried by Deed from B.I.G. Development, Inc. of record in Instrument 200403260034172, Register's Office for Davidson County, Tennessee, dated March 22, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1407 Fatherland St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2012.

Phillip R. Miller

Shannon L. Miller FKA Shannon L. Mock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip R. Miller and Shannon L. Miller FKA Shannon L. Mock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2012.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013