FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 22, 2012.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120038257 DEEDWARR
Recvd: 05/24/12 11:15 2 pgs
Fees:13.00 Taxes:351.50
20120524-0045095

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0180**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Miller	**Primary Residential Mortgage, Inc.**	**135-12-B 110.00 CO**
(NAME) **2338 Nashboro Blvd.**	(NAME) **4750 West Wiley Post Way**	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS) **Salt Lake City, UT 84116**	
(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, **Elizabeth Ann Davis (formerly Duncan),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan D. Miller, a single man,** 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:

Being Lot 110, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village at Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Ann Duncan, unmarried, by Warranty Deed filed for record on 11/15/2003 at Instrument Number 20031105-0162626, said Register's Office. Elizabeth Ann Duncan having since married and is now known as Elizabeth Ann Davis.

This property has never been occupied as our principal matrimonial residence, therefore, my spouse does not have any homestead rights in this property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2338 Nashboro Blvd., Nashville, TN 37217**
(House Number) (Street) (City, State) (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 applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **May, 2012**.

Elizabeth Ann Davis

Elizabeth Ann Davis

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Elizabeth Ann Davis**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **May, 2012**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY