WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/12 08:17 3 pgs
Fees:18.00 Taxes:925.00
20120530-0046391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2012

Notary Public

MY COMMISSION EXPIRES: 2/23/15

(AFFIX SEAL)

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian R. Ochs	Churchill Mortgage	155-16-0A-276.00-CO
(NAME) 5713 Traceside Drive	(NAME) 761 Old Hickory Blvd Ste 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood TN 37027	
(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, John U. Miller, IV, unmarried and Suzanne Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian R. Ochs and Amy S. Ochs, 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(s) 226, as shown on the map entitled the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, 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 JOHN U. MILLER, IV AND WIFE, SUZANNE MILLER, by deed from GREGORY N. GOTHAM AND WIFE, BRIGID K. GOTHAM, of record as Instrument No. 20040302-0023486, dated February 24, 2004, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the map entitled the Plan of Traceside, Section Ten, Revision One, of record as Plat Book 9700, page 827, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5713 Traceside Drive, Nashville, TN 37221

(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 applicable to all genders.

Witness our hands this 25th day of May, 2012.

John U. Miller, IV

Suzanne Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John U. Miller, IV and Suzanne Miller, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 25th day of May, 2012.

Notary Public

My Commission Expires 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

