Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120052482 DEEDWARR
Recvd: 07/17/12 10:07 2 pgs
Fees:13.00 Taxes:499.50
20120717-0062724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2012.

Notary Public

My commission expires: My Commission Expires October 8, 2012

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JESSICA C BAUTISTA	**GUARANTY TRUST COMPANY**	**02511001600**
406 HIGHLAND HEIGHTS DRIVE	**316 ROBERT ROSE DRIVE**	
GOODLETTSVILLE, TN 37072	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

JOHN THOMAS MILLER, JR and DEBORAH KAYE ALLEY MILLER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSICA C BAUTISTA, MARRIED

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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 15, on the Plan of Highland Heights Acres of record in Book 3700, Page 97, Register's Office for said County.

Said Lot No. 15 fronts 132 feet on the westerly side of Highland Heights Drive and runs back 327.75 feet on the northerly line and 323.14 feet on the southerly line to a dead line measuring 132.08 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JOHN THOMAS MILLER, JR AND DEBORAH KAYE ALLEY MILLER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY QUITCLAIM DEED FROM DEBORAH KAYE ALLEY MILLER, A MARRIED WOMAN, AND JOINED BY HER SPOUSE JOHN THOMAS MILLER, JR DATED 05/14/09 AND RECORDED ON 06/05/09 IN INSTRUMENT NO. 20090605-0052276, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 3700, Page 97, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 406 HIGHLAND HEIGHTS DRIVE, GOODLETTSVILLE, TN 37072.

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 in 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 my/our hand(s) this 10th day of July, 2012.

JOHN THOMAS MILLER, JR

DEBORAH KAYE ALLEY MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHN THOMAS MILLER, JR and DEBORAH KAYE ALLEY MILLER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2012.

Notary Public

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
~~October 8~~, 2012
STATE OF TENNESSEE