File No. 121085

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079683 DEEDWARR
Recvd: 10/19/12 13:33 2 pgs
Fees:13.00 Taxes:1091.50

20121019-0096124

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H.E. Miller Jr.	H.E. Miller Jr.	171-03-0A-151.00 CO
(NAME)	(NAME)	
1016 Langley Court	1016 Langley Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Terrie L. Miller, an unmarried woman, and Robert Duhaime, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H.E. Miller Jr., 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 No. 87 on the Plan of Section 6A, Fredericksburg, of record in Plat Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Terrie L. Miller, an unmarried woman and Robert Duhaime, an unmarried man, by Quitclaim Deed from Terrie L. Miller, an unmarried woman, dated 4/9/02 and recorded 4/19/02 in Instrument No. 20020419-0049013; and being the same property previously conveyed to Terrie L. Miller, by Warranty Deed from Radnor Homes, Inc., dated 8/18/97 and recorded 8/20/97 in Book 10574, Page 851, in the Register's Office of Davidson County, Tennessee.

Terrie L. Miller executed this instrument on behalf of Robert Duhaime pursuant to a Power of Attorney of record in Book _____, page _____, Register's Office, Sumner County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1016 Langley Court, Brentwood, TN 37027

(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.

File No. 121085
Witness our hands this 16th day of October, 2012.

Terrie L. Miller

Robert Duhaime
By: Terrie L. Miller, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrie L. Miller with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Robert Duhaime as his Attorney in Fact as the free act and deed of the within named Robert Duhaime.

Witness my hand and official seal this 16th day of October, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 16th day of October, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public