BILL GARRETT, Davidson County
Trans:T20120092277 DEEDWARR
Recvd: 12/04/12 09:02 2 pgs
Fees:13.00 Taxes:1054.50

20121204-0111161

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

WARRANTY DEED

R-VRES-12-1504

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan E. Gillespie	Wells Fargo Bank, NA	
1504 Stratton Avenue	(NAME) 10401 Deerwood Park Blvd	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Jacksonville, FL 32256-0505	083-05-0-431.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY J. MILLER AND JIYAPORN R. MILLER, FKA JIYAPORN R. HARPOLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN E. GILLESPIE AND KRISTEN L. GILLESPIE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 13 ON THE MAP OF OLIVIA W. SHARPE'S SECOND ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 421, PAGE 176, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF STRATTON AVENUE 100 FEET EASTERLY FROM THE SOUTHEAST CORNER OF STRATTON AVENUE AND 15TH STREET; THENCE EASTERLY WITH THE SOUTHERLY MARGIN OF SAID AVENUE 100 FEET TO AN ALLEY; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF SAID ALLEY, 71.1 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY J. MILLER AND JIYAPORN R. HARPOLE, BOTH SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM KATHLEEN A. MALOY, UNMARRIED OF RECORD IN BOOK 10296, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 18, 1996 AND RECORDED DECEMBER 19, 1996. THE SAID JIYAPORN R. HARPOLE HAVING SINCE MARRIED AND NOW BEING KNOWN AS JIYAPORN R. MILLER.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 176; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1504 Stratton Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of November, 2012.

Jeffrey J. Miller

Jiyaporn R. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey J. Miller and Jiyaporn R. Miller, the within named bargainor, 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 and official seal, this the 29th day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903