PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130008026 DEEDWARR
Recvd: 01/30/13 08:50 2 pgs
Fees:13.00 Taxes:1868.50
20130130-0009462

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52134
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas N. Weimer **Jennifer L. Weimer** **5848 E. Ashland Drive** **Nashville, Tennessee 37215**	NEW OWNER

TAX MAP-PARCEL NUMBERS: 14509004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John T. Miller, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas N. Weimer and Jennifer L. Weimer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.

Being the same property conveyed to John. T. Miller and wife, Peggy Barnes Miller, by Warranty Deed from Donna M. Woods, single, dated March 6, 1969 and recorded on March 11, 1969 of record in Book 4316, page 461, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 13, 2005, recorded September 14, 2005, of record in Doc. No. 20050914-0110400, said Register's Office, Peggy Barnes Miller conveyed her interest in subject property to John T. Miller.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Page 54, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Oak Hill, a 10 foot easement for public utility purposes along the rear line and 2.5 by 30 foot utility anchor easements located on the northeasterly and northwesterly front corners of said Lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7757, page 43, said Register's Office.

Peggy B. Miller, spouse of John T. Miller, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as: 5848 E. Ashland Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2013.

John T. Miller
John T. Miller

Peggy B. Miller
Peggy B. Miller

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2013 , before me the undersigned authority, personally appeared **John T. Miller and Peggy B. Miller,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Sworn and subscribed before me this the 28th day of January, 2013

Notary Public

My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County