WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130012433 DEEDWARR
Recvd: 02/13/13 14:25 2 pgs
Fees: 13.00 Taxes: 665.63
20130213-0014854

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-4-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kale M. Zimmerman	Wells Fargo Bank, N.A.	173160a20200co
(NAME)	(NAME)	
3909 Stephens Ridge	10401 Deerwood PK. Blvd. Bl 4th FL	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville, FL. 32256-0505	
(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, Dennis Miller and wife, Karen Miller and Joel Jeremiah Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kale M. Zimmerman and Brooke W. Zimmerman, 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 No. 138 on the Plan of Hidden Creek, Phase 3, Section 2 of record in Instrument No. 20050714-0081683, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Miller and wife, Karen Miller by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060926-0118839. Dennis Miller and wife, Karen Miller having since conveyed a 49/100 undivided interest to Joel Jeremiah Miller by deed of record in Instrument No. 20081230-0123311, Register's Office for Davidson County, Tennessee.

Megan H. Miller joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Dennis Miller and Karen Miller by Joel Jeremiah Miller as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130213-0014853 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as shown on Plan of Hidden Creek of record in Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20020514-0059176, Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904, By-Laws of record in Instrument No. 20030303-0027389, Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020320-0034487, Register's Office for Davidson County, Tennessee.

Charter of Hidden Creek HOA of record in Instrument No. 20030303-0027388 and amended in Instrument No. 20081230-0123265, Register's Office for Davidson County, Tennessee.

Deed to Hidden Creek HOA of record in Instrument No. 20050930-0117905, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3909 Stephens Ridge, Antioch, TN 37013

(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 6th day of February, 2013.

Joel Jeremiah Miller

Megan H. Miller

Dennis Miller by Joel Jeremiah Miller, Attorney-in-Fact

Karen Miller by Joel Jeremiah Miller, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Jeremiah Miller and Megan H. Miller, 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 Franklin, Tennessee, this the 6th day of February, 2013.

Commission Expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6th day of February, 2013 before me personally appeared Joel Jeremiah Miller, the person who executed the foregoing instrument on behalf of Dennis Miller and Karen Miller, and acknowledged that he executed the same as the free act and deed of the said Dennis Miller and Karen Miller, through Power of Attorney granted him by the said Dennis Miller and Karen Miller.

Witness my hand and official seal at Franklin, Tennessee this 6th day of February, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017