THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130037301 DEEDWARR
Recvd: 05/06/13 09:24 2 pgs
Fees:13.00 Taxes:508.75
20130506-0045174

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie Miller 1130 McChesney Avenue Nashville, Tennessee 37216	Nashville Bank and Trust 4525 Harding Pike, Suite 300 Nashville, Tennessee 37205	72-3-111

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRIS DONNELL and wife, KIMBERLY DONNELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY S. MILLER and wife, JULIE MILLER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 68.2 feet of Lot No. 183 and the westerly 31.8 feet of Lot No. 184 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Chris Donnell and wife, Kimberly Donnell by Warranty Deed from Jeffrey D. Higgins and wife, Tonya M. Higgins dated April 20, 1989 and recorded on April 24, 1989, of record in Book 7823, page 552, Register's Office for Davidson County, Tennessee.

This is improved property known as **1130 McChesney Avenue, Nashville, Tennessee 37216 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **2nd** day of **May, 2013**:

Chris Donnell
Chris Donnell

Kimberly Donnell
Kimberly Donnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRIS DONNELL AND KIMBERLY DONNELL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of May, 2013:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $137,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2013:

Notary Public

My Commission Expires: 6.3.14

