WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039946 DEEDWARR
Recvd: 05/14/13 09:02 2 pgs
Fees:13.00 Taxes:680.80
20130514-0048270

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

JoAnn B Sisemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neal Hinson	Neal Hinson	
(NAME)	(NAME)	
5010 Timberhill Drive	687 Old Orchard Dr.	146-12-24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, **JEANNETTE MILLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEAL HINSON AND MARY HINSON, 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. 349 on the Plan of Section Five, Crieve Hall Etates, as of record in Book 2133, page 91, Register's Office for said County.

Being the same property conveyed to Jeannette Miller and Ida Vedder Miller by Warranty Deed from George L. Holmes, Sr. and wife, Pauline S. Holmes dated June 29, 1962, of record in Book 3402, page 409, Register's office for said County. The said Ida Vedder Miller has since died on July 4, 1977, vesting title solely in Jeannette Miller as the surviving heir at law as further evidenced by the Affidavit of Heirship of record in Instrument No. 20130514-0048269, said Register's Office.

Holly Love Walsh executed this instrument on behalf of Jeannette Miller as her Attorney in Fact. Said Durable Power of Attorney is of record in Instrument No. 20130513-0048159, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 91, said Register's Office; and (c) restrictive covenants of record in Book 2277, page 110, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5010 Timberhill Drive, Nashville, TN 37211

(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 my hand this 13 day of May, 2013.

Jeannette Miller By: Holly Love Walsh, Attorney in Fact

Jeannette Miller , By: Holly Love Walsh, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this __ day of may, personally appeared, Holly Love Walsh, to me known to be the person who executed the foregoing instrument on behalf of Jeannette Miller and who acknowledged that she executed the same as the free and act deed of Jeannette Miller.

Witness my hand and official seal at Nashville, Tennessee this 13 day of May, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015