BILL GARRETT, Davidson County
Trans:T20130042001 DEEDWARR
Recvd: 05/20/13 15:05 3 pgs
Fees:18.00 Taxes:1184.00
20130520-0050782

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $320,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 16th day of May, 2013.<br><br>Notary Public<br><br>My commission expires: 9-9-2014 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Christopher R. Vaughn, Trustee | New Owner | |
| P.O. Box 50261 | | 083-13-0-352, 083-13-0-354, 083-13-0-355, 083-13-0357 |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THEODORE JAY MILLER AKA THEODORE J. MILLER AKA TED MILLER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER R. VAUGHN, TRUSTEE OF THE TWINS TRUST DATED MARCH 19, 2010**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Tax Map and Parcel No. 083-13-0-352.00**

Land in Davidson County, Tennessee, being the southerly part of Block X on the Plan of Lindsley Home Place as of record in Plan Book 2, page 92, Chancery Court of Davidson County, Tennessee and described as follows:

Beginning on the northerly margin of Shelby Avenue, 150 feet westerly from the westerly margin of 15th Street; thence with the northerly margin of said Avenue westerly 125 feet to the easterly margin of an alley; thence with said alley northerly 115 feet 11 inches; thence parallel with said Shelby Avenue easterly 125 feet; thence parallel with said alley southerly 115 feet and 11 inches to the beginning.

Being the same property conveyed to Theodore J. Miller by Warranty Deed from John D. Denton, unmarried, by Warranty Deed recorded as Instrument No. 20010821-0089842, in the Register's Office for Davidson County, Tennessee, dated August 13, 2001 and recorded August 21, 2001.

**Tax Map and Parcel No. 083-13-0-354.00**

Land in Davidson County, Tennessee, being a part of Block W on the Plan of Lindsley Home Place as of record in Plan Book 2, page 92, Chancery Court of Davidson County, Tennessee and described as follows:

Beginning at an alley between 14th and 15th Streets on Shelby Avenue, running west on Shelby Avenue 115 feet to a private alley 10 feet wide, thence northerly 156 feet to a 14-foot alley; thence southerly 156 feet to another alley; thence easterly 115 feet to a 14-foot alley; thence southerly 156 feet to the beginning point on Shelby Avenue.

Being the same property conveyed to Theodore J. Miller by Warranty Deed from B. B. Doubleday, Jr. recorded as Instrument No. 20000804-0077708, in the Register's Office for Davidson County, Tennessee, dated August 2, 2000 and recorded August 4, 2000.

**Tax Map and Parcel No. 083-13-0-355.00**

Land in Davidson County, Tennessee, being the northwest part of Block W on the Map of Lindsley Homeplace of record in Plan Book 2, page 92, of the Chancery Court of Nashville, said part of said Block fronts 50 feet on the east side of South 14th Street and runs back between parallel lines with the southerly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Ted Miller, unmarried, by Installment Deed from Billy W. Brown, unmarried, recorded in Book 10082, page 636, in the Register's Office for Davidson County, Tennessee, dated June 10, 1996 and recorded June 11, 1996.

**Tax Map and Parcel No. 083-13-0-357.00**

Land in Davidson County, Tennessee, being a part of Block W on the Plan of the Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville and described as follows:

Beginning at the northeast corner of Shelby Avenue and 14th Street; thence with the northerly margin of Shelby Avenue, 150 feet to a 10 foot alley; thence north along the western margin of said alley, 56 feet to a point; thence west parallel with Shelby Avenue 150 feet to 14th Street; thence South 56 feet to the point of beginning.

Being the same property conveyed to Theodore Jay Miller by Warranty Deed from McMurray Investment Company recorded in Book 10616, page 558, in the Register's Office for Davidson County, Tennessee, dated September 19, 1997 and recorded September 22, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 407 & 411 S. 14th Street, and lots on 0 Shelby Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

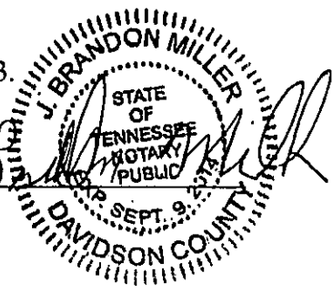
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of May, 2013.

**Theodore Jay Miller AKA**
**Theodore J. Miller AKA Ted Miller**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Theodore Jay Miller AKA Theodore J. Miller AKA Ted Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2013.




Notary Public

My Commission Expires: 9-9-2014

Lesley Miller, spouse of Theodore Jay Miller AKA Theodore J. Miller AKA Ted Miller, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Lesley Miller**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lesley Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

