RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046317 DEEDWARR
Recvd: 06/04/13 10:35 2 pgs
Fees:13.00 Taxes:1010.10

20130604-0056189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. LINDSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel L. May	Same as new owner	103-03-0-096.00
(NAME)	(NAME)	
5108 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, BENJAMIN S. MIELE AND WIFE, MARGO DANIELLE MIELE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RACHEL L. MAY, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER 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 the westerly 60 feet of the southerly 150 feet of Block No. 19 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BENJAMIN S. MIELE, UNMARRIED, by deed from PAUL WHITFIELD, of record in Instrument No. 20061120-0143458, dated November 15, 2006, said Register's Office. Being further conveyed to BENJAMIN S. MIELE AND WIFE, MARGO DANIELLE MIELE, by Quitclaim Deed from BENJAMIN S. MIELE, of record in Instrument No. 20090908-0084045, dated September 3, 2009, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5108 Idaho Avenue, Nashville, TN 37209

(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 31st day of May, 2013.

Benjamin S. Miele
By: [signature], attorney in fact
Benjamin S. Miele
By: Paul F. Soper, attorney in fact

Margo Danielle Miele
By: [signature], attorney in fact
Margo Danielle Miele
By: Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Benjamin S. Miele and Margo Danielle Miele, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Benjamin ~~Steve~~ Miele and Margo Danielle Meile.

Witness my hand and official seal at Office, this 30th day of May, 2013.

[signature]
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.