WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047611 DEEDWARR
Recvd: 06/07/13 09:28 2 pgs
Fees:13.00 Taxes:1202.50
20130607-0057939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOVE CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Miller	U.S. Bank Home Mortgage	Map 83-5
(NAME)	(NAME)	
1406 Franklin Avenue	4801 Frederica Street	Parcel 369
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Owensboro, KY 42301	
(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, I, **MARY FRANCES YOUNG, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN MILLER AND HEATHER MILLER, 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 the westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 on the T. P. Weakley Home Place of record in Plat Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and runs back between parallel lines 240 feet to an alley.

Being the same property conveyed to Mary Frances Young by deed from Kenneth Lance Miller and wife, Sheryl D. miller, of record in Instrument No. 20070910-0108231, 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 421, page 50, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20041020-0126531, said Register's Office.

Steve Logan joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

unimproved ☐

This is improved ☒ property, known as 1406 Franklin Avenue, Nashville, Tennessee 37206

(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 4th day of June, 2013.

Mary Frances Young

Steve Logan

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 Mary Frances Young and Steve Logan, the bargainor, 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 Nashville, Tennessee this 4th day of June, 2013.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014