BILL GARRETT, Davidson County
Trans: T20130054213 DEEDWARR
Recvd: 06/26/13 12:18 2 pgs
Fees: 13.00 Taxes: 3005.79
20130626-0065715

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $812,375.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2013.

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

BR13-2501

BOX 50-B

RETURN TO: CRB

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THE INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ray Clemmons	Franklin Synergy Bank	
2501 Oakland Avenue	(NAME) 3301 Aspen Grove, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	104-16-275.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSH MILLER AND WIFE, JULIE W. MILLER, F/K/A JULIE TAYLOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN RAY CLEMMONS AND WIFE, TAMARA BAXT CLEMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 195 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 195 fronts 50 feet on the westerly side of Oakland Street, or Avenue, and runs back between parallel lines with the southerly margin of Beechwood Avenue 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to Rush L. Miller, a single person and Julie W. Taylor, a single person, as joint tenants by Warranty Deed from Danny Murphy and wife, Susan Murphy of record in Instrument No. 20070907-0107596, Register's Office for Davidson County, Tennessee, dated April 29, 2008 and recorded on May 22, 2008.

Being the same property conveyed to Rush Miller and Julie Taylor, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Rush Miller and Julie Taylor, husband and wife, who took title as an unmarried man and an unmarried woman of record in Instrument No. 20080522-0052569, Register's Office for Davidson County, Tennessee, dated April 29, 2008 and recorded on May 22, 2008. The said Julie W. Taylor is also known as Julie W. Miller.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2501 Oakland Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of June, 2013.

Rush Miller

Julie W. Miller, f/k/a Julie Taylor

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of June, 2013, before me personally appeared Rush Miller and wife, Julie W. Miller, f/k/a Julie Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2013.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959