Davidson County DEEDWARR **Recvd: 08/07/13 15:49 3 pgs** **Fees:18.00 Taxes:111.00** **20130807-0082989**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00 Affiant Subscribed and sworn to before me, this 2nd DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 10-11-15 (AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

CR13-4637

THIS 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
David Miller, Jr.	David Miller, Jr.	
4881 Big Horn Drive (ADDRESS)	4881 Big Horn Drive (NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	087-09-0-33

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 MALCOLM B. WISEMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID MILLER, JR. AND CYNTHIA MILLER, HUSBAND AND WIFE,, 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 Lot No. 205A on the Plan of Valley Grove, Zone Lot Division of Lots of 108, 195, 196, 204, 205 of record in Plat Book 5200, Page 769, amending Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Malcolm B. Wiseman by Trustee's Deed from Gary B. Fisher, Trustee of record at Instrument No. 20130716-0073384, Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 16, 2013.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 5200, Page 606 and Plat Book 5200, Page 769; Restrictive Covenants of record in Book 6139, Page 439, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4637 Forest Ridge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Z.P)

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 2nd day of August, 2013.

Malcolm B. Wiseman

Malcolm B. Wiseman

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of August, 2013, before me personally appeared Malcolm B. Wiseman 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 2nd day of August, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] George Patton Drive
Franklin, TN 37067