WARRANTY DEED

Return to:
[illegible]tle and Escrow, LLC.
Mt. Juliet Rd.
let, TN 37122

BILL GARRETT, Davidson County
Trans:T20130070062 DEEDWARR
Recvd: 08/14/13 14:05 2 pgs
Fees:13.00 Taxes:547.60

20130814-0085468

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Miller and Emily Miller	Mortgage Investors Group	161-10-0A-074.00-CO
(NAME) 5301 Hunters Ridge	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Amanda C. Carter**, now known as **Amanda Carter Hicklin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Miller and Emily 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 Lot No. 93 on the Plan of Villages of Brentwood, a Planned Unit Development, Phase One of record in Plat Book 5200, page 613, 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 Amanda C. Carter, unmarried by Warranty Deed from Louis J. Catignani, unmarried dated June 23, 2006, of record in Instrument No. 20060626-0075887 Register's Office for Davidson County, Tennessee.

Amanda Carter Hicklin warrants, covenants and certifies that she subject property is not her homestead as defined by Statute and that she is one and the same person as Amanda C. Carter.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5301 Hunters Ridge, Nashville, TN 37211

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, has 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 **2nd** day of **August, 2013**

Amanda Carter Hicklin

Amanda Carter Hicklin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Amanda Carter Hicklin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **August, 2013**

Notary Public

My commission expires: 08-23-2016

