WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081644 DEEDWARR
Recvd: 09/20/13 10:32 2 pgs
Fees:13.00 Taxes:555.00

20130920-0099231

R-VRES-13-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Flinn	SAME AS NEW OWNER	
1404 Boscobel Street (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-13-0-340.00

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, I/we THEODORE MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE FLINN, 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 EASTERLY 48 FEET AND 6 INCHES OF LOT NO. 190 AND THE WESTERLY 9 FEET AND 1 INCH OF LOT NO. 191, PART OF BLOCK "T" ON THE PLAN OF THE LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK NO. 2, PAGE 92, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY SIDE OF BOSCOBEL STREET 51 1/2 FEET EASTWARDLY FROM THE EASTERLY MARGIN OF SOUTH FOURTEENTH STREET; THENCE SOUTHWARDLY AND PARALLEL WITH SOUTH FOURTEENTH STREET 125 FEET TO AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 57 FEET AND 7 INCHES TO THE SOUTHWEST CORNER OF ROBERT R. MILES LOT; THENCE WITH THE WESTERLY LINE OF SAID MILES LOT, NORTHWARDLY 125 FEET TO SAID BOSCOBEL STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, WESTWARDLY 57 FEET AND 7 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THEODORE MILLER BY WARRANTY DEED FROM BETTY ANN GIBSON AND LINDA O. SETSER, CO-EXECUTRIXES OF THE ESTATE OF MARY BELL GOODWIN, DECEASED OF RECORD AT INSTRUMENT NO. 20040426-0047069, DATED APRIL 12, 2004 AND RECORDED ON APRIL 26, 2004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2, PAGE 92, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

LESLEY K. MILLER, SPOUSE OF THEODORE MILLER, JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 1404 Boscobel Street, 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 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 18th day of September, 2013.

Theodore Miller

Lesley K. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore Miller and Lesley K. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903