BILL GARRETT, Davidson County
Trans:T20130085299 DEEDWARR
Recvd: 10/02/13 15:06 2 pgs
Fees:13.00 Taxes:351.50

20131002-0103621

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1087

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rebecca E. Seul and husband,	(NEW OWNERS)	Map 148-13-0-
Joseph M. Seul 8487 Russell Road		Parcel 094.00
Nashville, TN 37221		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Nolensville, TN 37135. This information was provided by the parties and no title examination was performed.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Maurice Vinson Miller and wife, Rita M. Miller,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Rebecca E. Seul and husband, Joseph M. Seul,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 265, on the Map of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office, described as follows:

BEGINNING at a point in the northerly margin of Fairlane Drive, at the corner of Lots 265 and 266; thence with the line between said lots, Northeasterly 164.6 feet to a corner of a tract marked "Tract E Reserved"; thence along the line of said reserved tract southeasterly 217.4 feet to the northwesterly margin of Packard Drive; thence with the margin of same, southwesterly 93.1 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of Fairlane Drive; thence with margin of the same northwesterly around a slight curve, 140 feet to the point of beginning.

This is the same legal description as in previous deed.

Being the same property conveyed to Maurice Vinson Miller and wife, Rita M. Miller by Warranty Deed dated July 10th, 1957 from Melpar Homes, Inc. of record in Book 2689, page 353, said Register's Office.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Easement of record in Book 2331, page 145 and 146, said Register's Office.**
3. **Restrictions of record in Book 2598, page 491, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 2231, pages 145 and 146, said Register's Office.**

This is improved property commonly known as **300 Fairlane Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Rebecca E Seul
Affiant

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 27th day of September, 2013

Notary public:

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of September, 2013.

Maurice Vinson Miller

Rita M. Miller
Rita M. Miller

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MAURICE VINSON MILLER AND RITA M. MILLER,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 27th day of September, 2013.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY