THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090095**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $384,000.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2013. Notary Public My Commission Expires: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130092024 DEEDWARR
Recvd: 10/28/13 09:04 2 pgs
Fees:13.00 Taxes:1420.80
20131028-0111626

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erik T. Miller and Donna L. Miller 184 Kenner Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 116-04-0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Jamee Baldwin-Finke now known as Jessica Jamee Baldwin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik T. Miller and Donna L. Miller, Husband and Wife**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the Northerly half of Lot Number 25 on the Plan of Kenner Manor Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said county. Said Northerly half of Lot Number 25 fronts 50 feet on the Easterly side of Kenner Avenue and runs back 139.5 feet on the Southerly line and 143 feet on the Northerly line to a 10 foot reserved strip in the rear on which it measures 50.09 feet.

Being the same property conveyed to Jessica Jamee Baldwin-Finke, married by Warranty Deed from Vanessa Marie Condo, unmarried, recorded on the 30th day of October, 2009 in Instrument No. 20091030-0100400, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANOR LAND CO'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 184 Kenner Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2013.

Jessica Jamee Baldwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Jamee Baldwin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
13-9034D