Davidson County DEEDWARR
Recvd: 11/12/13 08:33 5 pgs
Fees:28.00 Taxes:555.00
20131112-0116416

True Copy Certification

I, Kyle A. Remedes, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Tarrant

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JEREMY JONES
Notary Public, State of Texas
My Commission Expires
April 13, 2017

Notary's Signature

My Commission Expires: 4-13-17
Notary' Seal (if on paper)

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
STEPHANIE MILLER
6217 LICKTON PIKE
GOODLETTSVILLE, TN 37072
Customer Reference Number NTN-1212405

Property Tax ID#: 01700012100

WARRANTY DEED

This instrument, made and entered into on this the 30th day of October, 2013, by and between ELIZABETH A. TINGLE A/K/A ELIZABETH TINGLE, an unmarried woman, Grantor, and STEPHANIE MILLER, an unmarried woman, whose address is 612 FARVIEW DR., MADISON, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $150,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 6217 LICKTON PIKE, GOODLETTSVILLE, TN 37072

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

ELIZABETH A. TINGLE A/K/A ELIZABETH TINGLE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, ELIZABETH A. TINGLE A/K/A ELIZABETH TINGLE, an unmarried woman, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 30th day of October, 2013.

Lura Brady
Notary Public
My Commission Expires 7-30-14

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of October, 2013.

Lura Brady
Notary Public
My Commission Expires: 7-30-14

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

Name and Address of Property Owner:
Stephanie Miller
6217 Lickton Pike
Goodlettsville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Stephanie Miller
6217 Lickton Pike
Goodlettsville, TN 37072

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

NETCO File Number:NTN-1212405

Borrower Last Name: Miller

Exhibit A
Legal Description

Land in Davidson County, Tennessee, described as follows:

Beginning at a point, in the center of Lower Walker Creek Road; thence with the center of Lower Walker Creek Road, north 37 degrees 30 minutes 00 seconds east 243.00 feet to the center of Lickton Pike; thence north 85 degrees 00 minutes 00 seconds west 272.00 feet; thence south 78 degrees 45 minutes 00 seconds west 235.00 feet; thence south 35 degrees 15 minutes 00 seconds west 357.10 feet; thence north 86 degrees 00 minutes 00 seconds west 257.00 feet; thence north 67 degrees 30 minutes 00 seconds west 145.00 feet; thence north 55 degrees 45 minutes 00 second west 42.00 feet to the point of beginning containing 3.04 acres more or less.

Being the same property or a portion of the same property conveyed to Elizabeth A. Tingle by Instrument dated October 31, 2011 from Lauren K. Frey nka Lauren K. Dickens filed on November 07, 2011 as Document Number 201111070087013 and in Book at Page in the Davidson County records.

Commonly known as: 6217 Lickton Pike, Goodlettsville, TN 37072 in the County of Davidson

Parcel Number: 01700012100