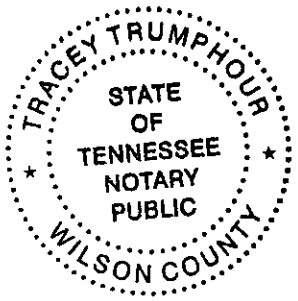
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debbie Seals	Wilson Bank & Trust	075-12-O-034.00
(NAME)	(NAME)	
PO Box 354	1476 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130098581 DEEDWARR
Recvd: 11/20/13 10:16 2 pgs
Fees:13.00 Taxes:240.50

20131120-0119615

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Miller, married as her sole and seperate property**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Debbie Seals, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 45A, on the plan of Zone Lot Division, Lots 41, 45, 46 & 73, Meadows of Tulip Grove, Section One, as shown on plat of record in Plan Book 6250, Page 554, revising Plan Book 5200, Page 612, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Linda Miller, married as her sole and separate property by Warranty Deed from Elaine F. Presley, unmarried, dated 10/22/2003 and filed for record on 10/29/2003 in Instrument 200310290159407, Register's Office for Davidson County, Tennessee.
The said property was never the marital residence of the Grantor.

All matters as set forth per Book 5200, Page 612, Book 6250, Page 554, said Register's Office.
Restrictive Covenants of record in Book 6291, Page 899, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 713 Mercer Drive, Hermitage, TN 37076
(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/or 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/or 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 hand this 15th day of November, 2013.

Linda Miller

State of Tennessee
County of Wilson

Personally appeared before me Linda Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY