BILL GARRETT, Davidson County
Trans:T20130104936 DEEDWARR
Recvd: 12/17/13 11:20 2 pgs
Fees:13.00 Taxes:665.63
20131217-0127303

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1771

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laurel A. Miles Evan J. Miles and Michael A. First 904 Harpeth Bend Drive Nashville, TN 37221	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	156-02-0-19300

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 13th day of December, 2013.

Notary Public

My Commission Expires: 11-23-14
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jerry Michael Troxler, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Laurel A. Miles and husband, Evan J. Miles and Michael Allen First, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 754 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for said County.

Said Lot No. 754 fronts 85.0 feet on the northwesterly margin of Harpeth Bend Drive and extends back 160.0 feet on the northeasterly line and 245.0 feet on the southwesterly line to a dead line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to Jerry Michael Troxler, by Warranty Deed from Timothy J. Desmond and wife, Mary Joy Desmond, dated May 28, 2004, of record in Instrument No. 20040603-0065651, Register's Office for Davidson County, Tennessee.

This is improved property located at: **904 Harpeth Bend Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **December, 2013.**

GRANTOR(S)

Jerry Michael Troxler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jerry Michael Troxler** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **13th** day of **December, 2013.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Return to:
Realty Title
206A Cool Spgs Blvd, Ste 106
Franklin, TN 37067