WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve DeSoto	Steve DeSoto	05114004200
(NAME)	(NAME)	
217 Bateman Avenue	217 Bateman Avenue	
(ADDRESS)	(ADDRESS)	
Franklin , TN 37067	Franklin , TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MICHAEL C. MILES, the only heir-at-law of Florence Corrina Miles, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE DESOTO, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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. 233 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Verlin C. Miles and wife, Florence C. Miles by Warranty Deed from Lewis Gaines and Joe Gaines, a Partnership, dba Gaines Construction Company, which deed is dated June 21, 1956 and recorded in Book 2543, Page 299 in the Register's Office for Davidson County, Tennessee. The said Verlin C. Miles aka Verlin Claude Miles having since died on August 9, 1990 and the said Florence C. Miles aka Florence Corrina Miles having since died intestate on January 6, 2012, leaving Michael C. Miles as her only heir-at-law.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF GRA-MAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL CARRETT, Davidson County
Trans:T20140007534 DEEDWARR
Recvd: 02/03/14 09:16 2 pgs
Fees:13.00 Taxes:340.40

20140203-0009154

unimproved ☐

This is improved ☑ property, known as 700 Lemont Drive, Nashville, TN 37216

(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, his heirs and assigns forever; and we do covenant with 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, his heirs and 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 29th day of January, 2014.

X _____
Michael C. Miles, the only heir-at-law
of Florence Corrina Miles, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael C. Miles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

_____
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115