File #G-25726-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140009281 DEEDWARR
Recvd: 02/10/14 10:38 2 pgs
Fees:13.00 Taxes:1525.33
20140210-0011384

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$412,250.00~~.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2014.

Notary Public

My commission expires: 9/11/17
(AFFIX SEAL)

TIFFANY CARVALHO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Harold G. Doran **Kelly W. Doran**	Harold Doran	**Map 117-08-0 Parcel 148-00**
1527 Ferguson Avenue	1121 State Rt 94 W	
Nashville, Tennessee 37212	Murray, KY 42071	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cindy L. Miller, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold G. Doran and Kelly W. Doran, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 45 feet of Lot 167, map of Victoria Place as recorded in Book 332, Page 10 of the Davidson County Register's Office and further described according to a survey by Campbell Surveying Co., Inc., 2424 21st Ave., S., Nashville, TN 37212, License No. 665, dated 12-11-91 as follows:

Beginning at a point on the southerly margin of Ferguson Avenue, said point also being the northeast corner of the herein described tract; thence with said margin of said road westerly 45 feet to a point, thence leaving said margin southerly 140 feet to a point; thence easterly 45 feet to a point; thence northerly 140 feet to a point in the southerly margin of Ferguson Avenue, the point of beginning.

Being the same property conveyed to Cindy L. Miller, an unmarried woman, by Deed from John D. Johnson and Margaret A. Johnson, husband and wife, dated March 31, 2011, of record in Instrument No. 20110408-0027252, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 332, Page 10, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1527 Ferguson Avenue, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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/our hand(s) this **7th** day of **February, 2014.**

Cindy L. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cindy L. Miller,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **February, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.