BILL GARRETT, Davidson County
Trans:T20140014703 DEEDWARR
Recvd: 03/04/14 12:03 2 pgs
Fees:13.00 Taxes:851.00
20140304-0018050

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1100

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Miller Megan Miller 727 Gloucester Lane Nashville, TN 37221	Fifth Third Mortgage Company 5001 Kingsley Drive. MD 1M0CBQ Cincinnati, OH 45227	141-5-A-263.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

MONTGOMERY COUNTY
ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 14, 2015

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 **Lauren Allison Shelburne and Ivan Shelburne, IV, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Miller and Megan Miller, husband and wife ("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. 263 on the Plan of Avondale Park, Phase 2, Section 3A, as of record in Instrument No. 20101005-0079393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lauren Allison Shelburne and Ivan Shelburne, IV, husband and wife by Quitclaim Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated May 27, 2011, recorded June 1, 2011, of record in Instrument No. 20110601-0041738, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **727 Gloucester Lane, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES 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.

This instrument is executed on behalf of Ivan Shelburne, IV, by Lauren Allison Shelburne pursuant to a Power of Attorney executed by Ivan Shelburne, IV on February 26, 2014, of record in Instrument No. 20140228-0017017, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 **28th** day of **February, 2014.**

GRANTOR(S)

Lauren Allison Shelburne

Ivan Shelburne, IV by Lauren Allison Shelburne, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lauren Allison Shelburne** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ivan Shelburne, IV,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **February, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016