as-Thm

BILL GARRETT, Davidson County
Trans:T20140029544 DEEDWARR
Recvd: 04/30/14 14:21 3 pgs
Fees:18.00 Taxes:351.50

20140430-0036404

Commonwealth of Pennsylvania
NOTARIAL SEAL
CARL V. SISCO, NOTARY PUBLIC
City of Pittsburgh, Allegheny County
My Commission Expires March 24, 2016

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Allegheny

The actual consideration or value, whichever is greater, for this transfer is 95,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2014.

Notary Public

My commission expires: 3-24-2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIAN MYERS	**PEOPLES HOME EQUITY**	**15002009500**
709 LAKE TERRACE DRIVE	**2 MARYLAND FARMS, SUITE 110**	
NASHVILLE, TN 37217	**BRENTWOOD, TN 37027**	

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

THOMAS WARREN MILLER AND WIFE, DARLA MILLER

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

BRIAN MYERS, A MARRIED MAN

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:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Revised Castlegate, Section 3 & 6 of record in Book 6200, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THOMAS WARREN MILLER, BY WARRANTY DEED FROM JOE G. SUTTON, UNMARRIED AND EARLENE L. SUTTON, UNMARRIED, DATED 12/27/2011 AND RECORDED ON 01/11/2012 IN INSTRUMENT NUMBER 20120111-0002793, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $109,900.00.

DARLA MILLER HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 709 LAKE TERRACE DRIVE, NASHVILLE, TN 37217.

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, their heirs and assigns forever; and we do covenant with 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 in 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 15th day of April, 2014.

THOMAS WARREN MILLER

DARLA MILLER

CVS PA
Trum STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Allegheny

Personally appeared before me, a Notary Public of said County and State, THOMAS WARREN MILLER AND ~~DARLA MILLER~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public

My Commission Expires: 3-24-2016

Commonwealth of Pennsylvania
NOTARIAL SEAL
CARL V. SISCO, NOTARY PUBLIC
City of Pittsburgh, Allegheny County
My Commission Expires March 24, 2016

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Witness my/our hand(s) this 15th day of April, 2014.

THOMAS WARREN MILLER

Darla Miller

DARLA MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ~~THOMAS WARREN MILLER AND~~ DARLA MILLER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016