(1)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2014.

NOTARY PUBLIC

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Holly S. Miller 106 Morningview Ct. Madison, TN 37115	Churchill Mortgage Co 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	042-07-0-049.00

BILL GARRETT, Davidson County
Trans:T20140038286 DEEDWARR
Recvd: 06/02/14 13:00 3 pgs
Fees:18.00 Taxes:654.90
20140602-0047252

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BRIAN D. MARTIN AND MADISON L. MARTIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HOLLY S. MILLER, A SINGLE WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Section Two, Morning View Subdivision, as of record in Book 2133, page 99, Register's Office for said County, as follows:

Beginning at a point on the northerly margin of the terminus of Morning View Court, at the common corner of Lots 31 and 32; thence with the line between said lots, northwesterly 234 feet to a point; thence northeasterly 60 feet to a corner of Lot 37; thence with the line between Lots 32 and 37 eastwardly 203.37 feet to a corner of Lot 36; thence with the line between Lot 32 and Lots 36 and 35, southeastwardly 249.94 feet to the corner of Lot 33; thence with the line between Lots 32 and 33, southwestwardly 139.9 feet to the margin of Morning View Court; thence with the margin of the same, northwestwardly along a curve, 64.93 feet to the beginning.

Being the same property conveyed to Brian D. Martin and wife, Madison L. Martin, by deed from Robert E. Chance, of record as Instrument No. 20060508-0053266, dated May 3, 2006, said Register's Office.

This improved property is known as 106 Morningview Court, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of May, 2014.

Brian D. Martin

Madison L. Martin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian D. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of May, 2014.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Madison L. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2014.

Notary Public

My commission expires: 8/23/16

