BILL GARRETT, Davidson County
Trans:T20140040919 DEEDWARR
Recvd: 06/10/14 15:40 2 pgs
Fees:13.00 Taxes:1017.50
20140610-0050524

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lisa A. Primm Franklin D. Primm, Jr.	WELLS FARGO BANK NA	
314 S. 17th St.	3210 LAKE EMMA RD	083-14-238.00
Nashville, TN 37206	3RD FLOOR LAKE MARY, FL 32746	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK MILLER AND ERIN E. MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA A. PRIMM AND FRANKLIN D. PRIMM, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 37.0 feet of Lot No. 93 and the northerly 13.0 feet of Lot No. 94 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 93 and 94 front together 50.0 feet on the westerly side of South 17th Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Mark Miller, an unmarried man by Warranty Deed from Sara R. Schutz and Gregory J. Schutz, wife and husband, of record in Instrument No. 20040706-0079699, Register's Office for Davidson County, Tennessee, dated June 14, 2004 and recorded on July 6, 2004.

Being the same property conveyed to Mark Miller and Erin E. Miller, as tenants by the entirety by Quitclaim Deed from Mark Miller, of record in Instrument No. 20130702-0068044, Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 2, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 314 S. 17th St., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of June, 2014.

Mark Miller

Erin E. Miller signed by Mark Miller
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Miller, individually, and as attorney in fact for Erin E. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017