WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051820 DEEDWARR
Recvd: 07/18/14 09:36 2 pgs
Fees:13.00 Taxes:231.25

20140718-0063778

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Devlin	Owner	071-070-030.00
(NAME)	(NAME)	
198 Queen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,THAT WE, THE ESTATE OF JAMES F. MILLER AND ELIZABETH S. MILLER, BY SUZANNE A. MILLER AS EXECUTOR, CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDON DEVLIN, MARRIED, 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 East 50 feet of Lot No. 104 on the Map of Haynie's Oriental Plan of Lots, of record in Book 161, Pages 26 and 27, Register's Office for said County.

Being the same property conveyed to James F. Miller and wife, Elizabeth S. Miller by Warranty Deed from John Taylor Moss and wife, Judy Hester Moss, recorded on the 4th day of April, 1960 in Book 3034, Page 451, in the Register's Office of Davidson County, Tennessee. James F. Miller and wife, Elizabeth S. Miller, being deceased, the property is now vested in Suzanne A. Miller

This is:		198 Queen Avenue	Nashville, TN 37207		
Improved	property, known as	(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 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 our hands this 14 day of July, 2014.

The Estate of James F. Miller and Elizabeth S. Miller

Suzanne A. Miller, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Suzanne A. Miller, Executor for the Estate of James F. Miller and Elizabeth S. Miller,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence).

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 2014



Notary Public

My Commission Expires: 11.6.17