BILL GARRETT, Davidson County
Trans:T20140052412 DEEDWARR
Recvd: 07/21/14 13:00 2 pgs
Fees:13.00 Taxes:1036.00
20140721-0064482

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emily B. Williams & William Royce Williams, Jr. 604 Timber Lane Nashville, TN 37215	Farmington Mortgage A Division of Capstar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	117020-C 00300CO

THIS INDENTURE, made this 18th day of July, 2014 between

Martha T. Miller (aka Martha J. Miller)

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Emily B. Williams, unmarried and William Royce Williams, Jr., married

of Davidson, County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 3 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 3-A and as established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 & Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency Park of record in Plat Book 3700, Pages 111 and 112, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dan S. Richardson by deed dated 4/3/87 from Lorine J. Potter, an unmarried person of record in Book 7193, Page 972, Register's Office for Davidson County, Tennessee. Dan Shea Richardson died testate June 20, 1993 and by Will of record in Will Book 198, Page 678, Probate Court Clerk's Office for Davidson County, Tennessee and Instrument No. 20050829-0103403, Register's Office for Davidson County, Tennessee, subject property was devised to Martha J. Miller aka Martha T. Miller.

This is (X) improved ( ) unimproved property known as: 604 Timber Lane, Nashville, TN 37215.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Martha T. Miller
by Anthony P. Miller Attorney in Fact

Martha T. Miller by Anthony P. Miller
Attorney in Fact

Martha T. Miller by
James T. Miller attorney in fact

Martha T. Miller by James T. Miller
Attorney in Fact

Martha D. Miller
by Kerry M. Miller Attorney in Fact

Martha T. Miller by Kerry M. Miller
Attorney in Fact

Power of Attorney of record in Instrument Number 20140721-0064481, RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2014, before me personally appeared Anthony P. Miller, James T. Miller and Kerry M. Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha T. Miller, and who acknowledged that she executed the same as the free act and deed of Martha T. Miller.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of July, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or the value of this transfer, whichever is greater, is $280,000.00.

Anthony P. Miller
Affiant

Sworn to and subscribed before me, this 18th day of July, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY