RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Melvin D. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

MARILYN C. NEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin D. Miller	SAME	133-16-0-A 036.00CO
(NAME)	(NAME)	
2012 Mires Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jamie Lee Hyden, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melvin D. Miller and America M. Miller, married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. D-10, of Harding Glen Condominium (formerly Barcelona Condominium), filed as Exhibit to and established by Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814, amended to change name to Harding Glen Condominium of record in Book 11509, Page 965, further amended in Instrument No. 20070926-0114999, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jamie Lee Hyden, unmarried by Warranty Deed dated 03/29/2012 from Gregory K. Parker of record in Instrument 201204030027955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 5200, Page 410, Book 5895, Page 592. (2) Amended and Restated Rules & Regulations of record in Instrument 200103290030288. (3) Master Deed of record in Book 6400, Page 801. Said Master Deed was amended of record in Book 9397, Page 814, Book 11509, Page 965 and Instrument 200709260114999. (4) By-Laws were amended of record in Book 9723, Page 68 and Book 11509, Page 966. (5) Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422. First Amendment to Declaration of Mutual Reciprocal Easements of record in Instrument 200306240086638. (6) Grant of Easement of record in Instrument 201211140104727. (7) Charter of Owners Association of record in Book 6400, Page 581, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20140065380 DEEDWARR
Recvd: 09/03/14 13:05 2 pgs
Fees: 13.00 Taxes: 37.00

20140903-0080442

File No.: 01288-22289B
SMG TN Warranty Deed

This is improved ☑ property, known as 270 Tampa Drive, Condominium D-10, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 28th day of August, 2014.

Jamie Lee Hyden

State of Tennessee
County of Wilson

Personally appeared before me Jamie Lee Hyden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2014.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

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