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

WARRANTY DEED

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 08-14-17

(AFFIX SEAL)

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	147-02-0-B 022.00CO
(NAME)	(NAME)	
2012 Mires Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140065384 DEEDWARR
Recvd: 09/03/14 13:08 2 pgs
Fees:13.00 Taxes:83.25
20140903-0080445

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 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. B-102, of Caldwell Court Condominiums, filed as Exhibit to and established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jaime Hyden, unmarried by Warranty Deed dated 10/28/2010 from Tina Rocco, married of record in Instrument 201011150091194, Register's Office for Davidson County, Tennessee. Said Deed of record in Instrument 201011150091194 erroneously shows name of Jamie Hyden as Jaime Hyden. For the purpose of this transaction, the said Jamie Hyden is one and the same as Jaime Hyden.

This conveyance is subject to: (1) Master Deed of record in Book 6188, Page 744. Said Master Deed was amended of record in Instrument 200705090055551 and Instrument 200710110120947. (2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4895, Page 829. (3) Land Use Restriction Agreement of record in Book 8922, Page 110. (4) Charter of Owners Association of record in Book 6188, Page 452. Charter Amendment of record in Instrument 200701030001049, 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 ☐

This is improved ☑ property, known as 550 Harding Place, Condominium B-102, 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 Hyden

State of Tennessee
County of Wilson

Personally appeared before me Jamie 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.

Notary Public Marilyn C Newman
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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