WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140067775 DEEDWARR
Recvd: 09/11/14 12:09 2 pgs
Fees: 13.00 Taxes: 869.50

20140911-0083313

STATE OF FLORIDA
COUNTY OF ESCAMBIA
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 11-23-16

(AFFIX SEAL)

SHEILA K. HAMMOND
MY COMMISSION # EE 833577
EXPIRES: November 23, 2016

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
Robert Miller	Robert Miller	064080A03700CO
(NAME)	(NAME)	
1200 Misty Glen Court	1200 Misty Glen Ct	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, we, **Joseph W. Weaver and wife, Carol V. Weaver**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Miller and Virginia Miller, as husband and wife**, 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:

Land in Davidson County, Tennessee being Lot No. 116, on the plan of Section One, Merritt Downs, as shown on plat of record in Instrument No. 200105230053201, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph W. Weaver and wife, Carol V. Weaver by Warranty Deed dated 05/12/2006 from Ray H. Bass and wife, Bonnie K. Bass of record in Instrument 200605160057145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200105230053201; (2) Restated and Amended Declaration of Restrictive Covenants of record in Instrument 2001070200069864; (3) Easement of record in Book 4910, Page 838; (4) All matters including but not limited to an Easement of record in Book 8632, Page 146; (5) Stormwater Detention Agreement of record in Instrument 200101190006024; (6) Charter of record in Instrument 200106080060785; (7) Restated Charter of record in Instrument 200111270129417; (8) Quitclaim Deed to the Homeowner's Association of record in Instrument 200206190074316, said Register's Office; (9) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 1200 Misty Glen Court, Old Hickory, TN 37138
(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 our hands this 25th day of August 2014

Joseph W Weaver

Joseph W. Weaver

Carol V. Weaver

State of FLORIDA
County of ESCAMBIA

Personally appeared before me Joseph W. Weaver and Carol V. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25 day of August 2014

Notary Public Sheila K. Hammond
My Commission Expires: 11-23-16

SHEILA K. HAMMOND
MY COMMISSION # EE 833577
EXPIRES: November 23, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122