WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 1-22-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lori M. Newbury	Fidelity Homestead Savings Bank	Parcel ID:
224 Clearlake Drive W.	4000 S. Sherwood Forest Blvd Ste 202	13606000300
Nashville, TN 37217	Baton Rouge, LA 70816	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Clyde M. Miller and Sonya A. Miller, Trustees of The Miller Family Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lori M. Newbury and husband, John Newbury

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:

LAND in Davidson County, Tennessee, being Lot No. 211 on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, Pages 15, 16, and 17, Register's Office for said County.

Said Lot No. 211 fronts 90.3 feet on the northerly margin of Clearlake Drive and runs back 134.92 feet on the westerly line and 128 feet on the easterly line to a dead line in the rear which measures 116.78 feet.

Being the same property conveyed to Clyde M. Miller and Sonya A. Miller, Trustees of The Miller Family Revocable Living Trust, by Quitclaim Deed from Clyde M. Miller and wife, Sonya A. Miller, of record in Book 11701, Page 937, said Register's Office, dated October 12, 1999. See also deed of record in Book 5065, Page 554, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4505, Page 774, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Pages 15, 16, and 17, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 224 Clearlake Drive W., Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20140069064 DEEDWARR
Recvd: 09/16/14 10:30 2 pgs
Fees:13.00 Taxes:702.63
20140916-0084705

Witness our hands this 9th day of September, 2014.

Clyde M. Miller and Sonya A. Miller,
Trustees of The Miller Family Revocable
Living Trust

By: Clyde M. Miller
Clyde M. Miller, Trustee

By: Sonya A. Miller
Sonya A. Miller, Trustee

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 Clyde M. Miller and Sonya A. Miller, Trustees of The Miller Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of The Miller Family Revocable Living Trust, and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

After recording return to:
Realty Title
599 Sam Ridley Parkway W #100
Smyrna, TN 37167