Davidson County DEEDWARR
Recvd: 09/18/14 14:03 3 pgs
Fees:18.00 Taxes:536.13
**20140918-0085816**

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 14081699** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $144,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of September, 2014.<br><br>Notary Public<br>My Commission Expires: My Commission Expires NOV. 3, 2015 |

BLIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Michele K Barone<br>511 Village Ct<br>Nashville TN 37206 | Send Tax Bills To:<br>Franklin Synergy Bank<br>722 Columbia Avenue<br>Franklin, TN 37064 | Tax Information:<br>Tax Parcel ID No.<br>094 01 0 271.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel H. Miller and Jessica S. Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michele K Barone, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Revised Plan of Shelby Village No. One of record in Plat Book 1835, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel H. Miller and Jessica S. Miller, husband and wife by deed from Jeffrey L. Price, Married of record in Instrument No. 20110720-0055319 Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on July 20, 2011.

The execution of this instrument is effected by the signature of Jessica S Miller as Attorney-in-Fact for Samuel H Miller, which Power of Attorney is recorded in Instrument No. 20140918-0085815 said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property located at 511 Village Ct Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of September, 2014.

Samuel H. Miller by Jessica S. Miller as Attorney in fact Jessica S. Miller
as Attorney in fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica S. Miller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica S. Miller** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Samuel H. Miller,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of September, 2014.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017