WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071656 DEEDWARR
Recvd: 09/24/14 13:40 2 pgs
Fees:13.00 Taxes:814.00
20140924-0087885

R-VRES-14-3321

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Elizabeth Call
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/25/18 (AFFIX SEAL)

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Dawn Tackett	Same	
(NAME)	(NAME)	**058100B02600CO**
3321 Brome Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NIKKI R. MILLER, MARRIED, AND JOHN D. HENRY AND PHYLLIS J. HENRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY DAWN TACKETT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 111, PHASE ONE, CARRINGTON PLACE, as shown on plat of record in Instrument No. 20070320-0033562, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nikki R. Miller and John D. Henry and Phyllis J. Henry by Warranty Deed from Celebration Homes, LLC, recorded on the 25th day of February, 2008 in Instrument No. 20080225-0018128, in the Register's Office of Davidson County, Tennessee.

NOTE: JOHNNY L. MILLER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, CARRINGTON PLACE, as recorded in Instrument No. 20070320-0033562, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080215-0015254 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Stormwater Detention Agreement recorded at Instrument No. 20060503-0051461.
- The Flow of Eaton's Creek.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3321 Brome Lane, Nashville, Tennessee 37218**.

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 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 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/our hand(s) this the 22nd DAY OF SEPTEMBER, 2014.

Nikki R. Miller

Nikki R. Miller

John D. Henry by Nikki R. Miller as Attorney In Fact

John D. Henry by Nikki R. Miller as Attorney In Fact

Phyllis J. Henry by Nikki R. Miller as Attorney In Fact

Phyllis J. Henry by Nikki R. Miller as Attorney In Fact

Johnny L. Miller by Nikki R. Miller as Attorney In Fact

Johnny L. Miller by Nikki R. Miller as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIKKI R. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nikki R. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN D. HENRY AND PHYLLIS J. HENRY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN D. HENRY AND PHYLLIS J. HENRY.

Witness my hand and official seal, this the 22nd of September, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nikki R. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHNNY L. MILLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNNY L. MILLER.

Witness my hand and official seal, this the 22nd of September, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY