WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073661 DEEDWARR
Recvd: 10/01/14 08:42 2 pgs
Fees:13.00 Taxes:2109.00
20141001-0090388

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$570,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My commission expires: 7-16-18
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffery S. Miller **Julie E. Miller**	Same as New Owner	**Map 104-05-0 Parcel 342-00**
322 Greenway Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wesley Joseph Stoddard and Kori Cameron Isaac Stoddard, as husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery S. Miller and Julie E. Miller, husband and wife

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. 278 on the Plan of Richland Realty Co's First Addition to Subdivision "B", of record in Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Wesley Joseph Stoddard and Kori Cameron Isaac Stoddard, as husband and wife by Deed from Timothy J. Ortner and wife, Jennifer L. Ortner, of record in Instrument No. 20110103-0000605, dated December 29, 2010, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **322 Greenway Avenue, Nashville, TN 37205**

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 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.

Witness my/our hand(s) ~~this 29th~~ day of **September, 2014.**

Wesley Joseph Stoddard

Kori Cameron Isaac Stoddard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wesley Joseph Stoddard and Kori Cameron Isaac Stoddard,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **September, 2014.**

Notary Public

My Commission Expires: 7-3-17

