BILL GARRETT, Davidson County
Trans:T20140075451 DEEDWARR
Recvd: 10/06/14 14:55 2 pgs
Fees:13.00 Taxes:1620.60
20141006-0092535

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $438,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2014.

Notary Public

My commission expires: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maegan Carr Martin	New Owner	**083-05-0-297.00**
1302 Stratton Ave.		
Nashville, TN 37206		

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, I,

William R. Miller, III, married,

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

Maegan Carr Martin and Jonathan L. Martin, wife and husband,

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(s) 28, Block B, as shown on the map entitled F. O. Beasley's Plan of Lots, of record in Plat Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William R. Miller, III, unmarried, by Warranty Deed from Charles Stuart Ambrose, unmarried, of record in Book 11144, page 896, dated October 2, 1998, said Register's Office.

The undersigned, Loretta Kay Linder, spouse of William R. Miller, III, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1302 Stratton Ave., Nashville, TN 37206.**

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 1 day of October, 2014.

William R. Miller, III

Loretta Kay Linder

STATE OF North Carolina
COUNTY OF Dare

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Miller, III**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of October, 2014.

Notary Public

My Commission Expires: 11/25/2017

JENNIFER L. WALL NOTARY PUBLIC CAMDEN COUNTY, NC

STATE OF North Carolina
COUNTY OF Dare

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Loretta Kay Linder**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of October, 2014.

Notary Public

My Commission Expires: 11/25/2017

JENNIFER L. WALL NOTARY PUBLIC CAMDEN COUNTY, NC