WARRANTY DEED



MILLER-H14175

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF September, 2014.

(Affix Seal) Notary Public

My Commission Expires: 10/26/16

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William B. Miller and Reta A. Miller husband and wife	Bank of America, NA	016.00-0-110.00
7221 Apple View Drive	6400 Legacy Drive	
Goodlettsville, TN 37072	Plano, TX 75024	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONNIE FERRELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM B. MILLER AND RETA A. MILLER HUSBAND AND WIFE, 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 No. 8 on the Plan of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronnie Ferrell by deed from Charles J. Resha, III of record at Book 8872, page 620, recorded on 02/24/1993, Register's Office for Davidson County, Tennessee.

Cheryl R. Ferrell joins in this conveyance for the purpose of waiving any and all marital interest she may have in the property

Subject to restrictive Covenants of record in Book 4766, Page 211, said Register's office, including any revisions/amendments/corrections recorded.

Property Address: 7221 Apple View Drive, Goodlettsville, TN 37072.

This conveyance is subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

( ) unimproved
This is (X) improved property known as 7221 Apple View Drive, Goodlettsville, Tennessee 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20140076400 DEEDWARR
Recvd: 10/09/14 09:56 2 pgs
Fees:13.00 Taxes:1073.00
20141009-0093665

Witness my/our hand(s) this 24th day of September, 2014 :

Ronnie Ferrell

Cheryl R. Ferrell

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named RONNIE FERRELL and wife, CHERYL R. FERRELL, the bargainor(s), 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 Sumner County, Tennessee, this 24th day of September, 2014.

Notary Public

My Commission Expires: 6/22/15

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

After Recording Return:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520