WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lois H. Miller and Edwin Madrigal	Lois H. Miller	041080001.00
(NAME)	(NAME)	
1257 Old Hickory Blvd.	1257 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140086330 DEEDWARR
Recvd: 11/17/14 10:04 2 pgs
Fees:13.00 Taxes:333.00
20141117-0105671

FOR AND 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, Emanuela Tonon:, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois H. Miller and Edwin Madrigal as Joint Tenants with Right of Survivorship, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of Lot No. 3 on the Plan of the Division of K. J. Morris' Lands, as of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, Being Lot No. 34 on the Plan of Hickory Acres Subdivision, Section No. 1, not of record, according to a survey made by Rocky L. Montoya, Surveyor on October 22, 1977, as follows:

Beginning at an iron pin in the northeasterly margin of Old Hickory Boulevard, at the corner of Lots 34 and 34A; thence North 51 deg. 08' 34" East 305.73 feet to an iron pin; thence N 84 deg. 48' 30" West 429.88 feet to an existing monument; thence South 39 deg., 12' 19" East 297.50 feet to the point of beginning.

Being the same property conveyed to Warren E. Dunklee and Wife, Emanuela Dunklee by Warranty Deed from Alma Jeanette Horner Wiseman and Husband, Richard F. Wiseman of record in Book 9416, page 633, dated July 18, 1994, Register's Office for Davidson County, Tennessee, further conveyed to Emanuela Dunklee by Quitclaim Deed from Warren Edward Dunklee of record in Instrument No. 20100901-0069394, dated August 20, 2010, Register's Office for Davidson County, Tennessee, and further conveyed to Emanuela Tonon by Quitclaim Deed from Emanuela Dunklee dated August 28, 2013 of record in Instrument No. 20130828-0091052, Registers' Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF THE DIVISION OF K. J. MORRIS' LANDS OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HICKORY ACRES SUBDIVISION, SECTION NO. 1, NOT OF RECORD, ACCORDING TO A SURVEY MADE BY ROCKY L. MONTOYA, SURVEYOR, DATED OCTOBER 22, 1977.

unimproved ☐

This is improved ☑ property, known as 1240 Old Hickory Blvd., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 14th day of November, 2014.

Emanuela Tonon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emanuela Tonon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY