RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145038

BILL GARRETT, Davidson County
Trans:T20140087145 DEEDWARR
Recvd: 11/19/14 10:28 2 pgs
Fees:13.00 Taxes:714.10
20141119-0106615

WARRANTY DEED

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5/19/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Wayne Miller and Bernadette Miller 1260 Blairfield Drive Antioch, TN, 37013	SWBC Mortgage Corporation 213 Overlook Cir., Ste 213 Brentwood, TN 37027	174-11-0-A-096.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Three Thousand and 00/100 Dollars ($193,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RONALD RODENHAVER, SURVIVING TENANT BY THE ENTIRETY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BERNADETTE MILLER AND NICHOLAS MILLER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 192 on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument Number 20020712-0084136, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Susan Rodenhaver and husband, Ronald Rodenhaver, by Warranty Deed dated April 24, 2003 and recorded April 29, 2003, of record in Instrument Number 20030429-0057372, in the Register's Office for Davidson County, Tennessee. The said Susan Rodenhaver died on 7/21/2014, thereby vesting title in Ronald Rodenhaver, as surviving tenant by the entirety.

The address of the herein described property is believed to be 1260 Blairfield Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of November, 2014.

RONALD RODENHAVER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Ronald Rodenhaver, 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 and seal, this the 14th day of November, 2014.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

