Davidson County DEEDWARR
Recvd: 01/12/15 10:05 3 pgs
Fees:18.00 Taxes:693.75
20150112-0002911

WARRANTY DEED

Address New Owner as follows:
William Fennell and
Grace Fennell
7729 Poplar Ridge Drive
Nashville, TN 37221

Send Tax Bills to:
F & M Bank
10 Cadillac Drive
Suite 100
Brentwood, TN 37027

Map-Parcel Numbers:
141-06-0A-046.00CO

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **H. E. MILLER, III, and Wife, AMY SUE MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM FENNELL and Wife, GRACE FENNELL,** 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. 39, ON THE PLAN OF SECTION FOUR, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. BATES, AND WIFE ANDGELA D. BATES BY WARRANTY DEED FROM KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY, OF RECORD IN BOOK 10291, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO K. JEFF FLADEN BY WARRANTY DEED FROM RICHARD G. BATES, AND WIFE ANDGELA D. BATES, OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS DOCUMENT 20040422-0045735.

AND BEING THE SAME PROPERTY CONVEYED TO H.E. MILLER, III BY WARRANTY DEED FROM K. JEFF FLADEN, OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS DOCUMENT 20080811-0082300.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

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 e 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 on this the 9th day of January, 2015.

H. E. Miller, III

Amy Sue Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. E. Miller, III, and Amy Sue Miller, the Grantors, 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 seal at Nashville, Tennessee, on this the 9th day of January, 2015.

Notary Public

My commission Expires: 9/10/18

WILLIAM A. LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

After having been duly sworn, the affiant, ~~Dora Mobley~~ Ashley Reiss, states that the actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

Subscribed and sworn before me, a Notary Public in and for said County and State, the affiant, ~~Dora M. Mobley~~ Ashley Reiss, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. Witness my hand and seal at Nashville, Tennessee, on this the 9th day of January, 2015.

Notary Public

My commission Expires: 6-5-16

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

This Instrument was prepared by:
H. E. Miller, Jr., BPR No. 9318
Attorney at Law
1016 Langley Court
Brentwood, TN 37027-1704
615-953-7465

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

