BILL GARRETT, Davidson County
Trans:T20150009485 DEEDWARR
Recvd: 02/06/15 10:10 2 pgs
Fees:13.00 Taxes:407.00
20150206-0011252

WARRANTY DEED

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Elaine L. Williamson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 day of February, 2015.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

2015-134

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amanda L. Nowlin 2242 Maplecrest Drive Nashville, TN 37214	Churchill Mortgage Corp 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	084.11-0- 060.00

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, **Kenneth Miller, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda L. Nowlin, unmarried,** 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:

The land with all the buildings and improvements thereon, situated at 2242 Maplecrest Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 272 on the Plan of Maplecrest as of record in Plat Book 1835, page 27-28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth Miller from Tyler F. McCain and Kevin J. Flemming by Warranty Deed dated on September 20, 2004 and recorded on September 23, 2004 in Instrument #200409230114833, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2242 Maplecrest Drive, Nashville, TN 37214.

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.

Witness my/our hand(s) this the 30 day of January, 2015.

Kenneth Miller

State of Tennessee
County of Davidson

Personally appeared before me April G Nichols a Notary Public in and for County and State, the within named Kenneth Miller, 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 and official seal at Williamson Tennessee, this the 30, day of January, 2015.

April G Nichols
Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to: Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072