BILL GARRETT, Davidson County
Trans:T20150010200 DEEDWARR
Recvd: 02/10/15 09:05 2 pgs
Fees:13.00 Taxes:49.40
20150210-0012107

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-12033

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 2015.

Notary Public

Commission Expiration: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Nathan & Sara Miller	**Nathan & Sara Miller**	
1425 Upper Station Camp Creek Rd.	1425 Upper Station Camp Creek Rd.	**04405021300**
Cottontown, TN 37048	Cottontown, TN 37048	

WARRANTY DEED

FOR AND IN 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,

Dennis Stepp

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Miller and Sara Miller, husband and wife

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:

Being the Northerly 100 feet, more or less, of Lots 208, 209 and 210 on the unrecorded Plan of Rayon City included in a surevey by E.R. Southgate, Surveyor, of December 26, 1945 and particularly described as follows:

Beginning at the Southeast corner of Bridgeway Avenue and Keeton Avenue run thence in an Easterly direction along the southerly margin of Bridgeway Avenue 150 feet to an iron pin; thence run southerly by lands now or formerly of James R. Ramsey 102.9 feet, more or less, to an iron pin, which is the northeasterly corner of a tract of land conveyed to E. Graves Pate and Frieda H. Pate by Deed of Alexander Bobo, et al, dated October 23, 1940 and recorded in Book 1142, Page 333, Register's Office for Davidson County, Tennessee; thence run Westerly 132.6 feet, more or less, to an iron pin in the easterly margin of Keeton Avenue; thence run northerly along the easterly margin of Keeton Avenue 100 feet to the beginning.

Being the same property conveyed to Dennis Stepp from Chancery Court for Davidson County by deed dated 02/03/2012 filed for record on 01/10/2013 in Instrument No. 20130110-0003275, page, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 213 Bridgeway Ave., Old Hickory, TN 37138

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 16th day of January, 2015.

Dennis Stepp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Stepp**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2015.

Jacqueline G Brown
Notary Public

Commission Expiration: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY