THIS INSTRUMENT WAS PREPARED BY: Hallmark Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF FEBRUARY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-22-18

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
William B. Miller	New Owner	135-11-C-20
139 Nashboro Greens		
Nashville, Tennessee 37217		

BILL GARRETT, Davidson County
Trans:T20150013758 DEEDQC
Recvd: 02/25/15 12:05 2 pgs
Fees:12.00 Taxes:0.00
20150225-0016177

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cheryl Terry Miller and Michael Herbert Terry**, "GRANTORS", by these presents, does hereby quitclaim and convey unto **William B. Miller,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to 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. 20 on the Horizontal Property Regime Private elements Plat, Phase one on the Plan of Nashboro Village-Tract 18, as of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William B. Miller and Evelyn G. Miller by deed from Randall Clarence Beaty, Tammy Jean Strane, Donna Sue Beardsworth and Doris Marie Beaty, the only heirs at law of The Estate of Clarence M. Beaty, Jr. Evelyn G. Terry died testate on September 29, 2012 devising said property to her children Cheryl Terry Miller and Michael Herbert Terry. See Last Will and Testament of Evelyn Gary Terry record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (No. 12P1835).

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property, known as **139 Nashboro Greens, Nashville, Tennessee 37217**

WITNESS our hands this 24 day of **February, 2015.**

Cheryl Terry Miller
Cheryl Terry Miller

Michael Herbert Terry
Michael Herbert Terry

STATE OF **TENNESSEE**
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Cheryl Terry Miller** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2015.

CHRISTINA HARRINGTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: 9-22-18

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Michael Herbert Terry**, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of February, 2015.

CHRISTINA HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 01-22-18