Davidson County DEEDWARR
Recvd: 03/02/15 12:26 3 pgs
Fees:18.00 Taxes:259.00
20150302-0017760

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2015~~ 6-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald T. Ingrum	OWNER	064-04-0 051.00
(NAME)	(NAME)	
3303 Big Springs Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elizabeth Alexander, Jeffrey Miller, Christopher Miller, George M. Miller II, and Debra Blackmon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald T. Ingrum and Mary A. Ingrum, 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:

Land in Davidson **County, Tennessee, being Lot No. 19-A on the Plan of Zone Lot Division Lot 19, Lake Country, Section 1 of record in Plat Book 5200, Page 493 and amended in Plat Book 5800, Page 334, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Margaret Ann Miller by deed of record in Instrument 20060707-0081800, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Margaret Ann Miller is probated in Rutherford County Tennessee. Said Will devises the real property to Elizabeth Alexander, Jeffrey Miller, Christopher Miller, George M. Miller, II and Debra Blackmon.

This instrument is executed on behalf of Jeffrey Miller by Elizabeth Alexander as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150302-0017553, in the Register's Office for County, Tennessee.

This instrument is executed on behalf of Christopher Miller by Elizabeth Alexander as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150302-0017552, in the Register's Office for County, Tennessee.

This instrument is executed on behalf of George M. Miller, II by Elizabeth Alexander as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150302-0017551, in the Register's Office for County, Tennessee.

This instrument is executed on behalf of Debra Blackmon by Elizabeth Alexander as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150302-0017554, in the Register's Office for County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4637 Woodview Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hands this 27th day of February, 2015.

Elizabeth Alexander

Jeffrey Miller
By: Elizabeth Alexander, Attorney-in-Fact

Christopher Miller
By: Elizabeth Alexander, Attorney-in-Fact

George M. Miller, II
By: Elizabeth Alexander, Attorney-in-Fact

Debra Blackmon
By: Elizabeth Alexander, Attorney-in-Fact

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 Elizabeth Alexander the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2015.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee County of Davidson

On this 27th day of February, 2015 before me personally appeared Elizabeth Alexander, the person who executed the foregoing instrument on behalf of Debra Blackmon, George M. Miller, II, Jeffrey Miller and Christopher Miller, and acknowledged that she executed the same as the free act and deed of the said Debra Blackmon, George M. Miller, II, Jeffrey Miller and Christopher Miller, through Power of Attorney granted her by the said Debra Blackmon, George M. Miller, II, Jeffrey Miller and Christopher Miller.

Notary Public - Philip Ellis

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expires: 5/23/16

File No.: 20367

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway 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: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY