This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Please Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $132,500.00.

Affiant

Subscribed and sworn before me this the 27th day of February, 2015.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

BILL GARRETT, Davidson County
Trans:T20150015451 DEEDWARR
Recvd: 03/03/15 09:43 2 pgs
Fees:13.00 Taxes:490.25
20150303-0018306

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eura E. Edwards 139 Nashboro Greens Nashville, TN 37217	Bank of America 4900 Savarese Drive Tampa, FL 33634	135-11-0C-020.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM B. MILLER, Unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EURA E. EDWARDS, UNMARRIED hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson Count, 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. Terry, both unmarried by Warranty 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., deceased of record in Instrument No. 20030321-0037816 and by Quitclaim Deed of record Instrument No. 20030321-0037815 Register's Office for Davidson County, Tennessee, dated March 13, 2003 and recorded on March 21, 2003.

The said Evelyn Gary Terry having since died on September 29, 2012 and leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P1835 and recorded in Instrument No. 20121226-0118893.

Being the same property conveyed William B. Miller by Quitclaim Deed from Cheryl Terry Miller and Michael Herbert Terry of record in Instrument No. 20150225-0016177; dated February 24, 2015; said Register's Office for Davidson County, Tennessee.

The said William B. Miller and William Brandon Miller are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 139 Nashboro Greens, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of February, 2015.

William B. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/10/18

Notary Public

