THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122669** BILL GARRETT, Davidson County Trans:T20150016976 DEEDWARR Recvd: 03/09/15 15:41 2 pgs Fees:13.00 Taxes:1905.50 20150309-0020116	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $515,000.00 Affiant Subscribed and sworn to before me, this 19th day of February 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua L. Miller and Megan K. Miller 835 Brentview Dr Nashville TN 37220	New Owner	Tax Parcel ID No. 146-10-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip C. Valentine and Susan S. Valentine, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua L. Miller and Megan K. Miller, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, SECTION 2, FIELDCREST, as shown on plat of record in Plat Book 2663, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip C. Valentine and spouse, Susan S. Valentine by Warranty Deed from Audrey A. Strinich, unmarried and Michael J. Strinich, married, recorded on the 15th day of October, 2001 in Instrument No. 20011015-0112279, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, FIELDCREST, as recorded in Plat Book 2663, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2690, Page 649 and Book 3370, Page 256.

This is improved property located at 835 Brentview Dr Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February 2015.

Philip C. Valentine

Susan S. Valentine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip C. Valentine and Susan S. Valentine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018