Davidson County DEEDWARR
Recvd: 03/11/15 11:42 2 pgs
Fees:13.00 Taxes:325.60
20150311-0020805

WARRANTY DEED **TT2015 242**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $88,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF MARCH, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 7-3-2017

CHARLES E. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey S. Miller and **Julie E. Miller** **322 Greenwood Avenue** **Nashville, Tennessee 37205**	**Same**	**071 08 0 356**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Thomas E. Lawrence, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Jeffrey S. Miller and wife, Julie E. Miller, *(hereinafter called "Grantee")*, as joint tenants in common with right of survivorship, 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. 33 on the Plan of Rawls Tract Subdivision, Section Two, of record in Book 1424, page 84, Register's Office for said County, to which plan reference is made for a complete description.
>
> Being the same property conveyed to Thomas E. Lawrence, by Warranty Deed, from Swindle Properties L.P., a Tennessee limited partnership, dated December 28, 2012, and recorded January 2, 2013, in Instrument # 20130102-0000475, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **521 Edwin Street, Nashville, TN 37207**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 1424, Page 84;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of March, 2015.

GRANTOR:

Thomas E. Lawrence

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Thomas E. Lawrence, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 9th day of March, 2015.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.