BILL GARRETT, Davidson County
Trans:T20150018508 DEEDWARR
Recvd: 03/13/15 14:03 2 pgs
Fees:13.00 Taxes:666.00
20150313-0021883

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012878** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blake C. Miller 1107 Lenore St. Nashville TN 37206	New Owner	Tax Parcel ID No. 09401014200

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, **William J. Anderson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake C. Miller, unmarried** ("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 71, Map of Subdivision of Lot No. 3 - N.H. Hobson's Subdivision, as shown on plat of record in Plat Book 421, Page 78, 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 Albert W. Getz and wife, Bonnie W. Getz by Warranty Deed from R. B. Anderson and wife, Charlotte W. Anderson, recorded on the 30th day of June, 1953 in Deed Book 2151, Page 189, in the Register's Office of Davidson County, Tennessee. Albert W. Getz having died on November 13, 2002 and Bonnie W. Getz having died on April 30, 2012. Bonnie W. Getz leaving David Ronald Lambert, Sheree D. Guthrie and Tracy J. Maness as her heirs at law per Probate Case No. 14P-963 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to William J. Anderson by Warranty Deed from David Ronald Lambert, Sheree D. Guthrie and Tracy J. Maness, recorded on the 24th day of November, 2014 in Instrument No. 20141124-0108172, 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 MAP OF SUBDIVISION OF LOTS NO. 3 - N.H. HOBSON'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 78.

This is improved property located at 1107 Lenore St. Nashville TN 37210

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 12th day of March, 2015.

William J. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018