WARRANTY DEED

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

C. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Allen C Miller, III	Interline Mortgage Services	Parcel ID:
3007 Carterwood Ct.	10613 West Sam Houston Pkwy. N	06002021800
Nashville, TN 37207	Houston, TX 77064	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Irvin B. Oten, III and Gerald Oten and Michael E. Johnson, Devisees under the Will of Irvin B. Oten, Jr. and Herbert Williams, Executor under the Will of Irvin B. Oten, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Allen C Miller, III and Cynthia Miller, 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. 191 on the Plan of Parkwood Estates, Section One, as of record in Book 2900, Page 119 and 120, Register's Office for said County.

Said Lot No. 191 fronts 102.38 feet on the southerly side of Carterwood Court and extends back 112.9 feet on the easterly line and 150 feet on the westerly line, to a dead line, measuring 68.3 feet thereon.

Being the same property conveyed to Irvin B. Oten and wife, Norris C. Oten by deed from Norma L. Deason and husband, Robert D. Deason, of record in Book 4789, Page 493, said Register's Office, dated February 18, 1974. The said Norris C. Oten died December 21, 1995, and title vested in Irvin B. Oten as surviving tenant by the entirety. The said Irvin B. Oten aka Irvin B. Oten, Jr. died testate on December 11, 2014, and the Estate was admitted to Probate as Probate No. 14P-2061, of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52 and Book 3233, Page 591, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 119 and 120, said Register's Office.

Power of Attorney of record in Instrument 20150324-0025136 and Instrument 20150324-0025137, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3007 Carterwood Ct., Nashville, TN 37207

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.

BILL GARRETT, Davidson County
Trans:T20150021302 DEEDWARR
Recvd: 03/24/15 10:18 2 pgs
Fees:13.00 Taxes:477.30

20150324-0025138

Witness our hands this 20th day of March, 2015.

Irvin B. Oten, III, Heir at Law

Gerald Oten By Herbert Williams
Gerald Oten, Heir at Law by Herbert Williams, Attorney in Fact

Michael E. Johnson By Herbert Williams
Michael E. Johnson, Heir at Law by Herbert Williams, Attorney in Fact

Herbert Williams
Herbert Williams, Executor under the Will of Irvin B. Oten, Jr.

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 Irvin B. Oten, III and Herbert Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Herbert Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Gerald Oten and Michael E. Johnson as his/her/their Attorney in Fact as the free act and deed of the within named Gerald Oten and Michael E. Johnson.

Witness my hand and official seal at Nashville, Tennessee, the 20th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.