File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Rachel Fan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2015.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Marie Miller	MAGNA BANK	
(NAME)	(NAME)	
4725 Ashley Way	6525 QUAIL HOLLOW RD., #300	76-5 161
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LYNETTE M. MYERS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN MARIE MILLER,** HEREINAFTER CALLED THE GRANTEE, HER 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. 9 on the Plan of Ashley Place of record in Plat Book 7900, page 123, as amended in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lynette M. Myers, married, by deed from Veronica Dawn Perry n/k/a Veronica Dawn Perry Hesson and husband, Johnnie B. Hesson, III, of record in Instrument No. 20140304-0018260, said Register's Office.

Kevin Myers (a/k/a Kevin Alexander Myers) joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 123, said Register's Office; and (c) sewers easement of record in Book 7824, page 405, said Register's Office.

This is improved X unimproved property, known as 4725 Ashley Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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: T20150022247 DEEDWARR
Recvd: 03/26/15 14:11 2 pgs
Fees: 13.00 Taxes: 508.75
20150326-0026210

Witness my hand this 25th day of March, 2015.

LYNETTE M. MYERS

Kevin Myers
By Lynette Myers

KEVIN MYERS

BY LYNETTE M. MYERS, ATTORNEY IN FACT

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 Lynette M. Myers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2015, before me personally appeared Lynette M. Myers, to me known to be the person who executed the foregoing instrument on behalf of Kevin Myers and acknowledged that she executed the same as the free act and deed of Kevin Myers.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public