WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/15 15:57 2 pgs
Fees:13.00 Taxes:1295.00
20150330-0027430

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00

Affiant

Subscribed and sworn to before me this 13th day of March, 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Lewis	SAME	118-02-0-049.00
900 Tyson Avenue		
Paris, TN 38242		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George B. Miller**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Lewis and Brent Owens**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 and the northerly 6 feet of Lot no. 23 on the Plan of the Subdivision of the Caswell Rose Home Tract, of record in Book 974, Page 50, Register's Office for said county.

Said Lot No. 22 and the northerly part of Lot No. 23 front together 56 feet on the westerly side of Elliott Avenue and run back between parallel lines 176.5 feet to a dead line.

Being the same property conveyed to Margaret Wilson from Bertha E. Byrd, a widow, by Warranty Deed on July 31, 1967, of record in Book 4157, Page 362, Register's Office for Davidson County, Tennessee. Further conveyed to George B. Miller from Elroy Johnson, having power of attorney for Jeffrey Wilson, Jacqueline Wilson, Pandora Wilson, Michael Wilson, Terry Wilson and Shun Wilson of record in Book 6583, Page 485, Register's Office for Davidson County, Tennessee. Further conveyed to Bertha Gean Miller, George Bennett Miller, Julia Darlene Miller and Martin Van Sherrill, II as joint tenants with right of survivorship and Patricia P. Kryder Trustee and George Bennett Miller, by Quitclaim Deed on May 16, 2013, of record in Instrument Number 20130517-0050215, Register's Office for Davidson County, Tennessee. Further conveyed to George B. Miller by Quitclaim Deed March 9, 2015 from Julia D. Miller of record in Instrument Number 20150330-0027427 **, said Register's Office. Further conveyed to George B. Miller by Quitclaim Deed dated March 5, 2015, from Bertha Miller of record in Instrument Number** 20150330-0027429 **, said Register's Office. Further conveyed to George Miller by Quitclaim Deed dated March 13, 2015, from Martin Van Sherrill, II, of record in Instrument Number** 20150330-0027428 **, said Register's Office.**

George B. Miller and George Miller are one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2411 Elliott Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this March 13, 2015.

George B. Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **George B. Miller** to me known to be the person described in nd who executed the foregoing instrument, and acknowledged that she executed the same for he purposes therein contained.

WITNESS my hand and Official Seal at office this March 13, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY