Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

WARRANTY DEED

STEVEN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1171B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sue Cunningham Miller	New Owner	10100019700
320 Old Hickory Blvd, Apt 2811	320 Old Hickory Blvd, Apt 2811	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES O. DOTSON, JR. AND HENRYETTA H. DOTSON, MARRIED, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUE CUNNINGHAM MILLER, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

William Sullivan Division'
Tract Five - Par. 197.00

BEING a tract of land as shown on Property Map 101, Assessor's Office, lying South of River Road in Davidson County, Nashville, Tennessee, and being Tract Five of the William Sullivan Division. Bounded in general by River Road on the North; William T. Hows, Sr. and Marion Holt Wilmoth on the East, Luther E. Cullum on the South, and William Sullivan Tract Four on the West, being more particularly described as follows:

BEGINNING at an iron pin set on the South margin of River Road (30' from the center) being located N 72° 55' 00" E 1711.85' from the Northeast corner of Jackie Diane Hamm (Ref Instrument Number 20000131, Page 9516, R.O.D.C.), thence leaving Tract Four of the William Sullivan Division and with the South margin of River Road with a curve to the right having the following characteristics:

Delta = 02°59' 11"; Radius = 1265.83'; Arc = 65.98'; Tangent = 33.00'; Chord = N 81° 16' 16" E 65.97' to an iron pin set; thence N 82° 45' 52" E 167.14 to an iron pin set; thence with a curve to the right having the following characteristics:

Delta = 01° 43' 27"; Radius = 5453.12'; Arc = 164.09'; Tangent = 82.05'; Chord = N 83° 37' 35" E 164.09' to an iron pin set, the northwest corner of William T. Hows, Sr (Ref Deed Book 6977, Page 133 R.O.D.C.); thence leaving River Road and with Hows' West line S 05° 43' 06" W 573.26' to an existing iron pin, the Northwest corner of Marion Holt Wilmoth; thence leaving Hows' and with Wilmoth's West line S 05° 43' 06" W 252.99' to an existing iron pin, in Luther E. Cullum's North line (Ref Deed Book 3405, Page 361 R.O.D.C.); thence leaving Wilmoth and with Cullum's North fence line N 52° 04' 59" W 52.52' to a tree in the fence; thence N 80° 07' 32" W 78.93' to an iron pin set; thence N 68° 46' 02" W 74.52' to an iron pin set, the Southeast corner of Tract Four of the William Sullivan Division; thence leaving Cullum and with the East line of Tract Four N 09° 58' 27" W 710.81' to the point of BEGINNING, containing 5.08 acres, more or less, and being a portion of William F. Sullivan Property as recorded in Deed Book 6664, Page 756 and Deed Book 10681, Page 189, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee, 37062 and dated September 27, 2002.

Being a portion of the same property conveyed to James O. Dotston Jr., and Henryetta H. Dotson, married, as tenants by the entirety, by Warranty Deed from William F. Sullivan, a widower, of record in Instrument No. 20041221-0151360, Register's Office for Davidson County, Tennessee, dated December 16, 2004 and recorded on December 21, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to the flow of any creeks, streams, or branches across subject property.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

BILL GARRETT, Davidson County
Trans:T20150034501 DEEDWARR
Recvd: 05/05/15 13:27 2 pgs
Fees:13.00 Taxes:277.50

20150505-0040882

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 7110 River Road, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 28th day of April, 2015.

James O. Dotson, Jr.

Henryetta H. Dotson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES O. DOTSON, JR. AND HENRYETTA H. DOTSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1171B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027