WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1364

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150042330 DEEDWARR
Recvd: 06/01/15 12:11 2 pgs
Fees:13.00 Taxes:1132.20
20150601-0050385

W & I Ref: (DM) Title No.: 57521
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cary L. Pint Rizia Bardhan 5557 Traceside Drive Nashville, TN 37221	FirstBank POBox 11733 Newark, NJ 07101-4733

TAX MAP PARCEL NUMBERS: 155160A02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$306,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Miller, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cary L. Pint and Rizia Bardhan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Re-Subdivision of Traceside Section One of record in Book 7900, page 946, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Miller, unmarried by Warranty Deed from Ronald G. Holdaway and wife, Karen Holdaway, dated September 22, 2006 and recorded on September 26, 2006 of record in Instrument No. 20060926-0118807, Register's Office for Davidson County, Tennessee.

Gayla Wilson, spouse of Matthew Miller, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 946, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Book 9668, page 899, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5557 Traceside Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2015.

Matthew Miller **Gayla Wilson**

State of Tennessee

County of Davidson

On this 28th day of May, 2015, before me the undersigned authority, personally appeared Matthew Miller and Gayla Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $306,000.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2015.

My Commission Expires: 6-1-15

Notary

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY