WARRANTY DEED TT2015 314	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF MAY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Joshua L. Brand **113 W Marthona Road** **Madison, TN 37115**	**Regions Bank d/b/a Regions Mortgage** **2050 Parkway Office Circle** **Birmingham, AL 35244**	**042 15 0 038.00**

BILL GARRETT, Davidson County
Trans:T20150042579 DEEDWARR
Recvd: 06/01/15 16:15 2 pgs
Fees:13.00 Taxes:662.30
20150601-0050706

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Fikisha L. Swader Miller, married *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Joshua Brand and Jessica Brand, husband and wife, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 36, 37, 38 and 39 of Bock B, on the Plan of Marthona, not of record described as follows:

Beginning on the easterly margin of West Marthona Road (formerly known as Ezell Road West) at a point 475 feet south of the southerly margin of Old Hickory Boulevard, said point being the corner of Lot No. 35 and 36; thence with the line between said two lots, eastwardly 420 feet; thence south 2 degrees 58 minutes West 100 feet to the corner of Lot Numbers 39 and 40; thence with the line between said two lots, westwardly 420 feet to the easterly margin of West Marthona Road; thence with the said road northwardly 100 feet to the beginning.

Being the same property conveyed to Fikisha L.Swader, unmarried from Andrew Ratliff and Molly Berene Ratliff, husband and wife, dated July 28, 2004, recorded August 4, 2004 of record in Instrument # 20040804-0093953, Register's Office for Davidson County, Tennessee.

Fikisha L. Swader, also known as Fikisha L. Miller. This is not the primary residence and has never been of her spouse, Sean Miller.

The above-described property is improved property known as **113 West Marthona Rd., Madison, TN 37115**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of May, 2015.

GRANTOR:

Fikisha L. Miller by Charles Walker Atty in Fact
Fikisha L. Miller
By: Charles Walker, Attorney in Fact

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles Walker, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Fikisha L. Miller, and acknowledged that he executed that he executed the same as the free act and deed of the said Fakisha L. Miller.

WITNESS my hand and seal, this 28th day of May, 2015.

Julie Coone
Notary Public
My Comm. Exp.: 5-28-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN