27215-8 return to: John T. Cook, PC Box 14
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20150043353 DEEDWARR
Recvd: 06/03/15 09:49 2 pgs
Fees:13.00 Taxes:1295.00
20150603-0051613

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7487 MILLER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael R. Miller and Lindsay A. Miller	~~Same~~ Farmington Mortgage	141150D08100CO
105 Claytie South	2002 Richard Jones Rd	
Nashville, TN 37221	Suite 300A Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

ANTHONY JAMES NICHOLS AND GRACE NICHOLS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL R. MILLER AND LINDSAY A. MILLER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 81 on the Plan of "Sheffield" on the Harpeth, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from George M. Kamats and wife, Kathleen D. Kamats to Anthony James Nichols and Grace Nichols, husband and wife as recorded on the 4th day of February, 2014 in Instrument No. 20140204-0009857 and Warranty Deed from Conrad K. Rasmussen and wife, Janet Rasmussen to George M. Kamats and wife, Kathleen D. Kamats as recorded on the 1st day of December, 1995 in Deed Book 9875, Page 26, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, SHEFFIELD ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 410 & 411, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954, amended in Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation of Sheffield on the Harpeth Homeowners Association , recorded in Book 6939, Page 984.

This is improved property known as 105 Claytie South, 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 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 our hand on the 2nd day of June, 2015.

Anthony James Nichols

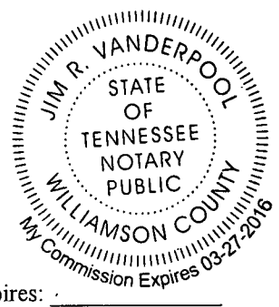
Grace Nichols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY JAMES NICHOLS AND GRACE NICHOLS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2015.



Notary Public

My Commission Expires: _____