WARRANTY DEED TT2015 324 Davidson County DEEDWARR Recvd: 06/09/15 07:58 3 pgs Fees:18.00 Taxes:203.50 **20150609-0053788**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 2-4-17

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):
Jeffery S. Miller **322 Greenway Avenue** **Nashville, TN 37205**	**Same**	**, 119 08 0 100.00**

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, Donald Timothy Garrett, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Jeffery S. Miller and wife, Julie Miller *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, more particularly described as follows:
>
> Being Lot NO. 66 on the map of Glencliff Estates, Section Two, as of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 66 fronts 100 feet on the southerly side of Greymont Drive and runs back between parallel lines 300 feet to a dead line.
>
> Being the same property conveyed to Donald Timothy Garrett by Administrator's Quitclaim Deed from Donald Timothy Garrett, Administrator of the Estate of Robert Ivie Garrett, Jr., deceased (4/1/2010), dated April 29, 2011, recorded May 4, 2011 of record in Instrument # 20110504-0034020, Register's Office for Davidson County, Tennessee.
>
> PROPERTY ALSO KNOWN AS: 714 GREYMONT DRIVE, NASHVILLE, TN 37217

The above-described property is improved property known as **714 Greymont Drive, Nashville, TN 37217**

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 in Plat Book 1130, pages 77 and 78; (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 Grantees, their 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 "Grantees" 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 5th day of June, 2015.

GRANTOR:

Donald Timothy Garrett

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

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Donald Timothy Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 5th day of June, 2015.

Notary Public
My Comm. Exp.: 5-26-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

