WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Miller	New owner	14614002000
(NAME)	(NAME)	
862 Forest Acres Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Andrew Wright Gibson and Lesley Gibson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Miller and Katherine 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. 31 on the Plan of Revision of Lots 31, 31, and 33, Forest Acres Subdivision, Section Three of record in Plat Book 2331, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Wright Gibson by Warranty deed from John H. Castleman, Jr., individually and as Executor of the Estate of Thelma Jean Castleman, deceased of record in Instrument No. 20130404-0033306, Register's Office for Davidson County, Tennessee, dated March 28, 2013, and recorded on April 4, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 862 Forest Acres Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

BILL GARRETT, Davidson County
Trans:T20150054057 DEEDWARR
Recvd: 07/06/15 11:46 2 pgs
Fees:13.00 Taxes:1480.00
20150706-0064926

Witness our hands this 26th day of June, 2015.

Andrew Wright Gibson

Lesley Gibson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Wright Gibson and Lesley Gibson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019