BILL GARRETT, Davidson County
Trans:T20150066090 DEEDWARR
Recvd: 08/10/15 10:16 4 pgs
Fees:23.00 Taxes:49.40
20150810-0079456

Commitment Number: 15316922

After Recording, Send To:

Return to

Boston National Title Agency, LLC

473 NW Prima Vista Blvd.

Port St. Lucie, FL 34983

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Christian Community Outreach, Inc.,
209 Bridgeway Avenue,
Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
044-05-0-213.00

Consideration
$13,350.00

GENERAL WARRANTY DEED

Nathan Miller and **Sara Miller**, hereinafter grantors, whose tax-mailing address is **1425 Upper Station Camp Creek Road, Cottontown, TN 37048**, for $13,350.00 (Thirteen Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Christian Community Outreach, Inc.**, hereinafter grantee, whose tax mailing address is **209 Bridgeway Avenue, Old Hickory, TN 37138**, the following real property:

A certain tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the Northerly 100 feet, more or less, of Lots 108, 209 and 210 on the unrecorded Plan of Rayon City included in a survey by E.R. Southgate, Surveyor, of December 16, 1945 and particularly described as follows: Beginning at the Southeast corner of Bridgeway Avenue and Keeton Avenue run thence in an Easterly direction along the southerly margin of Bridgeway Avenue 156 feet to an iron pin; thence run southerly by lands now or formerly of James R. Ramsey 102.9 feet, more or less, to an iron pin, which is the northeasterly corner of a tract of land conveyed to E. Graves Pate and Frieda H. Pate by Deed of Alexander Bobo, et al, dated October 23, 1940 and recorded In Book 1142, Page 333, Register's Office for Davidson County, Tennessee; thence run Westerly 132.6 feet, more or less, to an iron pin in the easterly margin of Keeton Avenue; thence run northerly along the easterly margin of Keeton Avenue 100 feet to the beginning. Tax ID: 044-05-0-213.00 NOTE: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Nathan Miller and Sara Miller, husband and wife from Dennis Stepp by that deed dated 1/16/2015 and recorded 2/10/2015 in deed book , at page Instrument No. 20150210-0012107 of the Davidson County, TN public registry. Being that parcel of land conveyed to Dennis Stepp from Mary E. Blanchette by and through the Clerk and Master by that deed dated 1/30/2012 and recorded 1/10/2013 in deed book , at page Instrument No. 20130110-0003275 of the Davidson County, TN public registry. Being that parcel of land conveyed to Mary Ellen Blanchette, a widow from E.C. Chance and wife, Malinda E. Chance by that deed dated 10/28/1971 and recorded 10/29/1971 in deed book 4549, at page 193 of the Davidson County, TN public registry.
Property Address is: 213 Bridgeway Avenue, Old Hickory, TN 37138

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150210-0012107 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 044-05-0-213.00

Executed by the undersigned on 24th July, 2015:

Nathan Miller

Sara Miller

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 24th July, 2015 by **Nathan Miller** and **Sara Miller** who are personally known to me or have produced Drivers Lic. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JOHNNY GATLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $13,350.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $13,350.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 24th day of July, 2015.

JOHNNY GATLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Affiant

NATHAN MILLER
Print Name

Notary Public

My commission expires:
3/7/2018

Johnny Gatlin
Print Name