BILL GARRETT, Davidson County
Trans:T20150066085 DEEDWARRSP
Recvd: 08/10/15 10:23 4 pgs
Fees:23.00 Taxes:49.40
20150810-0079466

Commitment Number: 15313900-A

Return To:
After Recording, Send 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:
Nathan Miller and **Sara Miller**,
1425 Upper State Camp Creek Road,
Cottontown, TN 37048

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
044-05-02-12.00

Consideration
$13,350.00

SPECIAL WARRANTY DEED

William Redding, a married man, hereinafter grantor, whose tax-mailing address is 209 Bridgeway Avenue, Old Hickory, TN 37138, for $13,350.00 (Thirteen Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Nathan Miller** and **Sara Miller**, husband and wife hereinafter grantees, whose tax mailing address is 1425 Upper State Camp Creek Road, Cottontown, TN 37048, the following real property:

Being the Northerly 100 feet, more or less of Lots 208, 209 and 210 on the unrecorded Plan of Rayon City included in a survey by E. R. Southgate, Surveyor, of December 26, 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 150 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 point of beginning. Tax ID #044-05-02-12.00
Property Address is: 0 Bridgeway Avenue, Old Hickory, TN 37138

The real property described above is conveyed subject to 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130111-0003752 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 044-05-02-12.00

Executed by the undersigned on 24th July, 2015:

William Redding

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 24th July, 2015 by **William Redding** who is personally known to me or has produced Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her 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, 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.

William Reding
Affiant

William Reding
Print Name

JOHNNY GATLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Notary Public

My commission expires:

3/7/2018

Johnny Gatlin
Print Name