WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1717

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1717

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher H. Hull Caroline A. Hull 3019 Harpeth Springs Drive Nashville, TN 37221	Churchill Mortgage Corp., 761 Old Hickory BLvd.,#400 Brentwood, TN 37027	141-6-C-79.00

BILL GARRETT, Davidson County
Trans:T20150071341 DEEDWARR
Recvd: 08/24/15 10:42 3 pgs
Fees:18.00 Taxes:804.75
20150824-0085086

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2015.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Michael E. Miller, unmarried and surviving spouse of Kathleen A. Miller,** having since died on May 5, 2015 leaving Michael E. Miller as surviving tenant by the entirety, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher H. Hull and Caroline A. Hull, 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. 74 on the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Miller and Kathleen A. Miller, husband and wife by Warranty Deed from Phillip M. Gruen and Marnie L. Gruen, husband and wife, dated June 19, 2014, recorded July 2, 2014, of record in Instrument No. 20140702-0058230, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Phillip M. Gruen and Marnie L. Gruen, husband and wife by Warranty Deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation, dated February 25, 2004, recorded March 4, 2004, of record in Instrument No. 20040304-0024871, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **3733 Springwater Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Michael E. Miller, by J.David Wicker pursuant to a Power of Attorney executed by Michael E. Miller, aka Michael Eugene Miller on August 8, 2015, of record in Instrument No. 20150824-0085085, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **17th** day of **August, 2015.**

GRANTOR(S)

Michael E. Miller by J.David Wicker, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J.David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael E. Miller, aka Michael Eugene Miller,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **17th** day of **August, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
To

Warranty Deed

FROM: Michael E. Miller, unmarried and surviving spouse of Kathleen A. Miller,

TO: Christopher H. Hull and Caroline A. Hull, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J.David Wicker, Affiant

Sworn to and subscribed before me this 17th day of August, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
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Notary Public
My Commission Expires: