WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150081439 DEEDWARR
Recvd: 09/24/15 12:41 2 pgs
Fees: 13.00 Taxes: 854.70
20150924-0097245

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-20-18

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Broughton III	US BANK	086-04-0B-020-00-CO
(NAME)	(NAME)	
5029 Sunset Way	3301 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jared D. Miller and Lindsey V. Miller, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James L. Broughton III and Saran S. Broughton**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

#husband & wife

Land in Davidson County, Tennessee, being all of Lot No. 117 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jared D. Miller and Lindsey V. Miller, husband and wife by Warranty Deed from Gregory A. Houser and wife, Marsha P. Houser, dated 9/30/2009, recorded 10/1/2009 of record in Instrument No. 20091001-0091403, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 600, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 9082, Page 567, in the Register's Office for Davidson County, Tennessee.

Surveyors's Certificate of Correction Sunset Oaks - Section One of record in Book 9092, Page 376, in the Register's Office for Davidson County, Tennessee.

Surveyors Certificate of Correction Sunset Oaks - Section One of record in Book 9108, Page 71, in the Register's Office for Davidson County, Tennessee.

Articles of Incorporation of record in Instrument No. 199912070300671, in the Register's Office for Davidson County, Tennessee.

G15-2652

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5029 Sunset Way, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness our hands this 18th day of September, 2015.

Jared D. Miller

Lindsey V. Miller

State of Tennessee
County of Wilson

Personally appeared before me Jared D. Miller and Lindsey V. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2015.

Notary Public

My Commission Expires: 1/5/16

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122