G#27546-2 BOX #14

WARRANTY DEED

VR15-0608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anh T. Meadows	Simmons First National Bank f/k/a First State Bank	
608 Chesterfield Way (ADDRESS)	425 W. Capitol Ave,12th Flr (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Little Rock, Arkansas 72201 (CITY) (STATE) (ZIP)	104-10R-037.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRYAN MILLER AND WIFE, KATHERINE MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANH T. MEADOWS, SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 37 on the Plan of The Chesterfield, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Chesterfield, of record in Instrument No. 20120627-0056191, including without limitation the By-Laws appended thereto, and as amended in Instrument Nos. 20121025-0098031, 20121227-0119329, and 20130125-0008275, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Chesterfield, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Bryan Miller and wife, Katherine Miller by Warranty Deed from Chesterfield Cottages, LLC, of record in Instrument No. 20130731-0079733, Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 31, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Instrument Number 20120731-0067300, Instrument No. 20070302-0025616 and in Instrument No. 20120827-0076955, Instrument No. 20070409-0041475, Instrument Number 200704090041489, Instrument No. 20120827-0077080, Book 1129, Page 133; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 608 Chesterfield Way, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20150082138 DEEDWARR
Recvd: 09/28/15 09:16 2 pgs
Fees:13.00 Taxes:1749.73
20150928-0098021

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 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 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 my/our hand(s) this 25th day of September, 2015.

Bryan Miller

Katherine Miller

STATE OF Tennessee
COUNTY OF Davidson

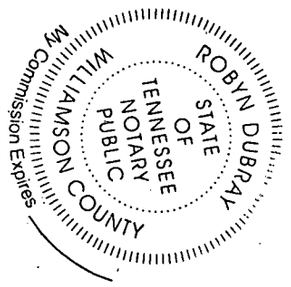
On this the 25th day of September, 2015, before me personally appeared Bryan Miller and wife, Katherine Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959