WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082517 DEEDWARR
Recvd: 09/28/15 16:01 2 pgs
Fees:13.00 Taxes:795.50
20150928-0098501

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2015.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackson R. Miller	**Ameris Bank, a Corporation**	**172120B10200CO**
1212 Crestfield Drive	**1800 Parkway Place, Suite 820**	
Nashville , TN 37211	**Marietta, GA 30067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam M. Hudson and wife, Kerri N. Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Ryan Miller, single man

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. 430, on the Plan of Section Six, Bradford Hills, a residential Planned Unit Development, of record in Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Book 7900, Page 6, amended in

BEING the same property conveyed to Adam M. Hudson and wife, Kerri N. Hudson, by Warranty Deed dated November 21, 2008 from Wanda J. Butler, unmarried, of record in Instrument No. 20081125-0115465, Register's Office for Davidson County, Tennessee.

1) All matters shown on the Plan of record in Book 7900, Page 290, Register's Office for Davidson County, Tennessee.

2) All Matters as shown on boundary Plat of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, Section Six, of record in Book 8069, Page 170, and supplemental in Book 8374, Page 591, Register's Office for Davidson County, Tennessee.

4) By-Laws of Bradford Hill Homeowners Association, Inc. of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

5) Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

6) Dedication of common areas to Bradford Hills Homeowners Association, Inc. of record in Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

7) Deed of Conveyance to Metropolitan Government of Nashville, Davidson County, Tennessee, water and sewage services of record in Book 8614, Page 874, Register's Office for Davidson County, Tennessee.

This is improved property, known as **1212 Crestfield Drive, Nashville , TN 37211**

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 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. 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 **24th** day of **September, 2015.**

Adam M. Hudson

Kerri N. Hudson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Adam M. Hudson and Kerri N. Hudson,** the within named seller(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **September, 2015.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017