**NEW OWNER:**

**Taddeus J. Miller and wife,**
**Dana L. Miller**
**459 Patina Circle**
**Nashville, TN 37209**

**SEND TAX BILLS TO:**
**NEW OWNER**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO: 13-0206**

**Map & Parcel**
**091-14-0B-02900CO**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150083390 DEEDWARR
Recvd: 09/30/15 15:40 3 pgs
Fees:18.00 Taxes:1850.00
20150930-0099579

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DALE A. HOLMER and WILLA B. HOLMER, husband and wife,** ("Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto **TADDEUS J. MILLER and wife, DANA L. MILLER,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Patina Subdivision, Phase 2, of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Dale A. Holmer and Willa B. Holmer, husband and wife, by Warranty Deed from Patina Development, LLC, a Tennessee limited liability company, dated March 8, 2013 of record in Instrument No. 20130429-0041955, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as: 459 Patina Circle, Nashville, TN 37209.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of this Warranty Deed herein.

PROPERTY TAXES for the current year shall be assumed by the Grantor.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **30th** day of **September, 2015**.

**DALE A. HOLMER**

**WILLA B. HOLMER**

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DALE A. HOLMER and WILLA B. HOLMER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **30th** day of **September, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**

DALE A. HOLMER
WILLA B. HOLMER
AFFIANT

Sworn to and subscribed to before me this **30th** day of **September, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY