THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150083489 DEEDWARR
Recvd: 10/01/15 09:57 2 pgs
Fees:13.00 Taxes:129.50
20151001-0099726

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 322 GREENWAY AVE. NASHVILLE, TN 37205	SAME AS NEW OWNERS	081-06-0-066.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PATRICIA MILLER**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFERY S. MILLER AND WIFE, JULIE E. MILLER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Being the same property conveyed to Samson Z. Taylor and Effie B. V. Taylor, by Warranty Deed from Pyramid Property Company, a Tennessee corporation, filed on 08/24/1959, at Book 2956, page 479, Davidson County Register of Deeds. Effie B. V. Taylor died before Samson Z. Taylor, on 07/21/1995. Samson Z. Taylor did not remarry, and died on 01/30/2001 leaving no will. Patricia Miller is the only child ever born to or ever adopted by Samson Z. Taylor, and as such is the sole heir to his estate, according to Affidavit of Heirship filed simultaneously with this instrument at Instrument No 20151001-0099725, Davidson County Register of Deeds.

This is improved property known as **2709 Deerfield Drive, Nashville, Tennessee 37208**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this 8/6/15 day of **August, 2015**:

Patricia A. Miller

Patricia Miller

STATE OF MICHIGAN

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA MILLER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6 day of ~~July~~ August (Cw), 2015:

Carol Ann Campbell

Notary Public

My Commission Expires: May 26, 2020

NOTARY PUBLIC WAYNE COUNTY, MI

CAROL ANN CAMPBELL
Notary Public - Michigan
Wayne County
My Commission Expires May 26, 2020
Acting in the County of Wayne

STATE OF TENNESSEE

COUNTY OF Lawrence

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $35,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF ~~JULY~~ September, 2015:

Notary Public

My Commission Expires: 5/23/19

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON