39-B

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,112,000.00 Affiant Subscribed and sworn to before me, this 30th day of September, 2015. Notary Public My commission expires: My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150084708 DEEDWARR
Recvd: 10/05/15 14:48 2 pgs
Fees:13.00 Taxes:4114.40
20151005-0101286

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy Miller **David Miller**	**New Owner**	**Map/Parcel: 132-05-0-041.00**
895 Thompson Avenue		
Nashville, TN 37204		

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

Nicole Wooten, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David M. Miller and Nancy Miller, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 48 on the map of Brookhaven Estates of record in Book 1835, Pages 49, 50, and 51, and Ordinance of Abandoned Streets in Book 4167, Page 275 and Book 4237, Page 818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Wooten and wife, Nicole Wooten, by Warranty Deed, from Patricia Wilson Hall, dated December 7, 2007, of record in Instrument No. 20071211-0142839, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Nicole Wooten (also known as P. Nicole Wooten), by Quitclaim Deed, pursuant to divorce, from Luke Wooten (also known Luther Harrison Wooten), dated January 15, 2014, of record in Instrument No. 20140116-0004671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Pages 49-51, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1578, Page 276, amended in Book 1786, Page 501 and Book 1969, Page 609, Register's Office for DAVIDSON County, Tennessee.
Ordinance and Notice of record in Book 4167, Page 275 and Book 4237, Page 818, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 57, Page 141, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 895 Thompson Avenue, Nashville, TN 37204.

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 except as 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 30th day of September, 2015.

Nicole Wooten

Nicole Wooten

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nicole Wooten, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

File #: **150485JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027