BILL GARRETT, Davidson County
Trans:T20150088706 DEEDWARR
Recvd: 10/19/15 11:11 2 pgs
Fees:13.00 Taxes:407.00
20151019-0105987

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-3094D

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dale R. Miller and Cora L. Miller, husband and wife, and Brenda Shelton, a married woman (NAME) 139 Two Mile Parkway (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pinnacle Bank (NAME) 150 Third Ave. Ste 900 (STREET ADDRESS) Nashville, TN 37201 (CITY) (STATE) (ZIP)	02601006800

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 HEREBYACKNOWLEDGED, WE, **Joan Bates, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale R. Miller and Cora L. Miller, husband and wife, and Brenda Shelton, a married woman**, 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:

Being Lot No. 9 of Block "G" on the map of the First Addition to Roscoe Place, as of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 9 fronts 50 feet on the westerly side of Goodlettsville Pike, or Two Mile Pike, and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Joan Bates, married from Estate of Evelyn Tate Bowling, by Warranty Deed dated February 25, 2015, as Instrument No. 20150304-0018779, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 843, page 72, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 139 Two Mile Parkway, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 16th day of October, 2015.

x Joan Bates
Joan Bates

October 16, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joan Bates, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066