	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$259,930.00~~ 259,900.00 (TW) Affiant Subscribed and sworn to before me, this 28th day of October, 2015. Notary Public My commission expires: 3-20-18
(Notary Stamp)	

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20150093801 DEEDWARR
Recvd: 11/03/15 14:51 2 pgs
Fees: 13.00 Taxes: 961.63
20151103-0112118

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sherrie L. Guenther and David A. Guenther	**Sherrie L. Guenther and David A. Guenther**	**Map\Parcel: 073-01-0-103.00**
4019 Ivy Drive	**4019 Ivy Drive**	
Nashville, TN 37216	**Nashville, TN 37216**	

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, WE,

Rosemarie G. Miller, unmarried

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

Sherrie L. Guenther and David A. Guenther, wife and husband

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. 49 on the Plan of Sections Three and Four Moss Rose Heights of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 49 fronts 80.31 feet on the Westerly side of Ivy Drive and runs back 148.6 feet on the Northerly side and 176.8 feet on the Southerly line, to a dead line, which is a broken line, measuring 105.4 feet thereon.

Being the same property conveyed to Thomas J. Miller and wife, Rosemarie G. Miller by Warranty deed from Larry L. Westbrook and wife, Janeil S. Westbrook of record in Book 4255, page 961, Register's Office for Davidson County, Tennessee, dated July 31, 1968 and recorded on July 31, 1968. The said Thomas J Miller having since died August 13, 2003 leaving the subject property vested in Rosemarie G. Miller as the surviving tenant by the entirety.

Being also known as 4019 Ivy Drive Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4199, Page 507, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4019 Ivy Drive Nashville, TN 37216.

G15-3067

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 28th day of October, 2015.

Rosemarie G. Miller

Rosemarie G. Miller

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Witness my hand, at office, this 28th day of October, 2015.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 315304