BILL GARRETT, Davidson County
Trans:T20150100137 DEEDWARR
Recvd: 11/24/15 15:26 2 pgs
Fees:13.00 Taxes:340.40
20151124-0119373

WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH day of NOVEMBER 2015

Kristen Booth
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8-20-19

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Frank J. Miles and Jennifer Miles	FDM BANK	119 06 0 074.00
(NAME)	(NAME)	
87 Elberta St.	50 FRANKLIN ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carrie Robertson, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank Miles and Jennifer Leigh Ward, as joint tenants with rights of survivorship.** , 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. 7 on the Plan of Sterling Heights Subdivision, as of record in Book 1424, page 97, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Said Lot fronts 50 feet on the south side of Elberta Streets and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Margaret Rischbeck by Deed from Herschel B. Beecham and wife, Otha May Beecham dated January 12, 1998 and recorded January 16, 1998 in Book 10759, Page 617, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew H. Rischbeck by Quitclaim Deed from Michael Samuel Rischbeck and Andrew H. Rischbeck, heirs at law of Margaret Rischbeck (aka Margaret Lucille Rischbeck) dated December 4, 2008 and recorded December 8, 2008 as Instrument No. 200812080118551, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Carrie Robertson by Quitclaim Deed from Andrew H. Rischbeck dated February 13, 2009 and recorded February 13, 2009 as Instrument No. 20090213-0012800, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 87 Elberta St., Nashville, TN 37210

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, has 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 our hands this .

Carrie Robertson

Carrie Robertson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Carrie Robertsonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of ~~October~~ 20th Novemver, 2015.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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