File Box 8

BILL GARRETT, Davidson County
Trans:T20150105876 DEEDWARR
Recvd: 12/15/15 14:16 2 pgs
Fees:13.00 Taxes:2793.50
20151215-0126058

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of December, 2015 by and between Lindsay L. Miller, married, hereinafter referred to as GRANTOR, and Nicole Heidemann, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly half of Lot No. 40 on the Plan of West End Annex, as subdived by Sylvan Parkland Company, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said part of Lot No. 40 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Sttreet and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Lindsay L. Miller by Quitclaim Deed from Jeff Miller dated April 23, 2015, recorded April 24, 2015, of record in Instrument No. 20150424-0037040, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jeff Miller by Warranty Deed from Bobby Burroughs and wife, Georgia Lee Burroughs dated September 27, 2013, recorded October 2, 2013, of record in Instrument No. 20131002-0103577, Register's Office for Davidson County, Tennessee.

**Jeff Miller joins in this conveyance to relinquish any marital interest in the property.

This is [xx]improved [ ]unimproved property known as: 4020 Colorado Ave, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lindsay L. Miller
Lindsay L. Miller

Jeff Miller
Jeff Miller

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Lindsay L. Miller and Jeff Miller, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Nicole Heidemann
4020 Colorado Ave,
Nashville, TN 37209

Send Tax Statements to: SunTrust Mortgage
1001 Semmes Avenue, RVW5024
Richmond, VA 23224

Map & Parcel: 103-04-0-419.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $755,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of December, 2015.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-352