BILL GARRETT, Davidson County
Trans:T20160003077 DEEDWARR
Recvd: 01/13/16 08:11 2 pgs
Fees:13.00 Taxes:1035.63
20160113-0003390

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Timothy J. Miller	new owner	**181-01-0B-088.00-CO**
664 Sugar Mill Drive		
Nashville, TN 37211-8599		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer N. McConnell and Timothy B. McConnell, wife and husband

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

Katherine Miller and Timothy Miller, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 39 on the Plan of Section Two Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040622-0073636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer N. McConnell and Timothy B. McConnell, wife and husband by Warranty deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20080625-0065598 Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on June 25, 2008.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 664 Sugar Mill Drive, Nashville, TN 37211-8599.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF January 12, 2016:

Jennifer N. McConnell

Timothy B. McConnell

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Jennifer N. McConnell and Timothy B. McConnell, the within named Grantor(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, at office, this the 12th day of January, 2016.

My Commission Expires: 6-5-16

Notary Public

20151580R

