Return To: 15-0561
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

TONYA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160005414 DEEDWARR
Recvd: 01/20/16 15:00 2 pgs
Fees: 13.00 Taxes: 368.15
20160120-0005974

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. DeGraw Jr.	Origin Bank	034-03-0B-809.00 CO
(NAME)	(NAME)	
809 Churchill Crossing	1800 Hudson Lane, Ste 2A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nathan Dwight Miller,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert E. DeGraw Jr., an unmarried man,** 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 Unit No. 809, Phase 4, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, and Book 10996, Page 199, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 10996, Page 199, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nathan Dwight Miller, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 3/19/10 and recorded 3/24/10 in Instrument No. 20100324-0022008, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 809 Churchill Crossing, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 30th day of December, 2015.

Nathan Dwight Miller

State of Tennessee
County of Sumner

Personally appeared before me Nathan Dwight Miller, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 151093

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016