WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160006617 DEEDWARR
Recvd: 01/26/16 10:00 2 pgs
Fees: 13.00 Taxes: 462.50
20160126-0007296

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 4-17-19

(AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Nathan P. Miller	Regions Bank D/B/A Regions Mortgage	042-15-0-001.00
(NAME)	(NAME)	
97 South Graycroft Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, **Sandra D. McPherson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan P. Miller and Sara L. Miller,** husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

Being a tract of and lying in the 8th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the eastern right-of-way S.Graycroft Avenue being 259.63' south of southern right-of-way Old Hickory Boulevard, being the southwest corner of a tract owned by Hugo Ottero as of record in instrument# 200803170026544 R.O.D.D.C., Tn., and being the northwest corner of this tract.

THENCE: with south line of Ottero, S 82 deg 22 min 34 sec E, 270.63' to a 2'pipe in a fence line, the westerly line of a tract owned by Luke Eitneier ETUX as of record in instrument #201310030103764 R.O.D.D.C., Tn.,

THENCE: with fence, S 06 deg 47 min 53 W, 195.42' to an iron pin (Volunteer Surveying) in a 36" Hackberry.

THENCE: with the northern line of Deborah Gasho as of record in instrument #2015050400399993 R.O.D.D.C., TN., N 83 deg 20 min 22 sec W, 270.41' to a new iron pin set in the easterly right-of-way South Graycroft Avenue.

THENCE: with said right-of-way, N 06 deg 44 min 38 sec E, 199.97' to the point of beginning containing 1.23 acres more or less as per a survey by CK Surveyors LLC dated 1/05/2016.

BEING the same property conveyed to Sandra D. McPherson by Quitclaim Deed from Sandra McPherson, Marsha McPherson (now Marsha McPherson Wright), Erin Dennis (now Erin Dennis Moser) and Cherie Dennis (now Cherie Dennis Stucki), being all the heirs at law of Dora Louise Dennis who died on December 5, 2001 and whose Will is filed in Will Book 4584, Page 846375, and admitted to probate in Case Number 01P-1926, Probate Court for Davidson County, Tennessee; and being all the heirs at law of Rose Ellen Dennis who died on January 6, 2002, and whose Will was filed in Will Book 4587, Page 846425, and admitted to probate in Case Number 02P-1314, Probate Court for Davidson County, Tennessee, said Quitclaim Deed being dated 8/29/03 and recorded 12/22/03 in Instrument Number 20031222-0181718, Register's Office for Davidson County, Tennessee. The said J.T. Dennis reportedly predeceased Rose Ellen Dennis.

unimproved ☐

This is improved ☑ property, known as 97 South Graycroft Avenue, 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 20th day of January, 2016.

Sandra D. McPherson

Sandra D. McPherson

State of Tennessee
County of Sumner

Personally appeared before me Sandra D. McPherson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of January, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 151208

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