RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-15«FileNumber»

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/16 10:26 3 pgs
Fees:18.00 Taxes:303.40
20160128-0008264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of January, 2016

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Blackshear and Danny D. Blackshear **3112 Ewingdale Drive** **Nashville, TN 37207**	OWNER	**060-01-0-172.00**

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

Dale Hemmerly Miller and Susan R. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa A. Blackshear and Danny D. Blackshear, wife and husband

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. 104, on the plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 54.76 feet on the northerly margin of Ewingdale Drive and extends back 135.6 feet on the westerly line and 149.76 feet on the easterly line to a broken line in the rear measuring 64.69 feet thereon.

BEING the same property conveyed to Dale Hemmerly Miller and Susan R. Miller by Special Warranty Deed from US Bank National Association f/k/a Wachovia Bank, dated 6/27/07 and recorded 9/5/07 in Instrument No. 20070905-0106503, Register's Office for Davidson County, Tennessee.
Power of Attorney for Grantor of record in Instrument No. 20070905-0106456, said Register's Office.
NOTE: Deed shows an incorrect name for the Grantor. Grantor was vested as Wachovia Bank, NA, as Trustee, Pooling and Servicing Agreement dated as of November 1, 2004, Asset-Backed Pass Through Certificates Series 2004-WWF1.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3112 Ewingdale Drive, Nashville, TN 37207**
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 our hands this 25th day of January, 2016.

Dale Hemmerly Miller

Susan R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Hemmerly Miller and Susan R. Miller the bargainor(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 and official seal at Nashville, Tennessee, this 25th day of January, 2016.

Commission Expires: 3-6-18

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

True Copy Certification

I, **Rita B Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

Shellie Jenkins

My Commission Expires: 8/28/18

