STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF February, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/3/19
File No. G15-3679D

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/05/16 12:18 3 pgs
Fees:18.00 Taxes:860.25
20160205-0011436

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Neil Hargis and Katherine Hargis, husband and wife (NAME)	New Owner (NAME)	149-5.00
610 Franklin Limestone Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven Michael Miller, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Hargis and Katherine Hargis, husband and wife,** 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 the 2nd Civil District of Davidson County, as described according to a boundary survey by McConnell Engineering Consultants, Inc., dated July 19, 1989, as follows:

Beginning at an iron rod in the easterly margin of Mullins Road a/k/a Franklin-Limestone Road, said iron rod being the southwest corner of the herein described tract and the northeast corner of J.R. Gregory property as recorded in Book 4922, page 67, R.O.D.C., TN; thence with the easterly margin of Mullins Road, on a curve having a chord measure of N 17 deg. 09 mins. 50 secs. E 288.745 feet to an iron rod; thence S 85 deg. 17 mins, 22 secs. E 258.04 feet to an iron pin; thence S 71 deg. 19 mins. 58 secs. E 309.78 feet to an iron rod, said iron rod being located in the westerly boundary line of Piccadilly Square, Phase 1, as recorded in Plat Book 5200, page 722, R.O.D.C., TN; thence with the boundary line, S 38 deg. 01 min. 13 secs. W 91.24 feet to an iron rod; thence S 40 deg. 44 mins. 17 secs. W 165.57 feet to an iron rod; thence N 84 deg. 56 mins. 13 secs. W 473.46 feet to the point of beginning, containing 3.20 acres, more or less.

BEING the same property conveyed to Steven Michael Miller, unmarried from 724 Due West Unit J Trust, by Warranty Deed dated March 19, 2010, as Instrument No. 20100323-0021608, in the Register's Office for Davidson County, Tennessee. Steven Michael Miller is now married to Jessica R. Miller. Jessica R. Miller joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 610 Franklin Limestone Road, Nashville, TN 37217.

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. Whenever 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 hand(s) this 4th day of February, 2016.

Steven Michael Miller — February 04, 2016 Date

Jessica R. Miller — February 04, 2016 Date

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 Steven Michael Miller and Jessica R. Miller, husband and wife, 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, this 4th day of February, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/18

