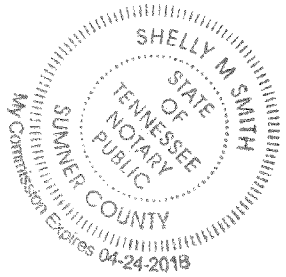
Davidson County	**DEEDWARR**
Recvd: 02/05/16 13:42	**2 pgs**
Fees:13.00 Taxes:251.60	
20160205-0011462	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dina C. Miller and Kellie C. Seboa	Same	086 06 0A 524.00
(NAME)	(NAME)	
1704 Tensaw Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Eight Thousand And No/100 Dollars ($68,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Mitchell Miller, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dina C. Miller, unmarried and Kellie C. Seboa, unmarried, tenants in common**, 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. 524 on the Plan of Condominium Site of Steeplechase Condominiums, as of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Miller, a single person by Warranty Deed from Greg W. Solomon and Teddy H. Lee, II, doing business as Hooser Properties dated March 24, 1999 and recorded March 25, 1999 in Book 11399 Page 343, and being re-recorded May 3, 1999 in Book 11457, Page 990 to correct the property address, Register's Office for Davidson County, Tennessee. *The said Jamie L. Miller died on August 23, 2015, leaving no spouse or children, therefore the property is vested in her only surving heir, her brother James Mitchell Miller.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 524 Chandler Place, Hermitage, TN 37076

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, has 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 2nd day of February, 2016.

James Mitchell Miller

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Mitchell Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2016.

Rebecca H St Jean
Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
REBECCA H. ST. JEAN
MY COMMISSION # FF 096257
EXPIRES: February 26, 2018
Bonded Thru Notary Public Underwriters

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: FRN-155795FC