Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2016.

Notary Public
My commission expires: 10/18/14

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

17-1510-172006

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas Doss 526 River Rouge Drive Nashville TN 37209	New Owner	090-16-0-160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye Branch, Executrix of the Estate of Edith Miller, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Douglas Doss**, hereinafter called the Grantees, their successors 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. 668, on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence L. Miller and wife, Edith M. Miller by deed from Fred R. Frederick and wife, Brenda Frederick, dated January 10, 1973, recorded January 15, 1973, of record in Book 4672, Page 120, Register's Office for Davidson County, Tennessee. The said Clarence L. Miller predeceased Edith M. Miller. The said Edith M. Miller having since died testate on May 4, 2015 and had no children. Faye Branch is the Executrix of the Estate of Edith Miller, deceased

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 526 River Rouge Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/01/16 10:41 3 pgs
Fees:18.00 Taxes:536.50
20160301-0019370

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 hand this 25th day of February, 2016.

Faye Branch, Executrix of the Estate
of Edith Miller, deceased

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Faye Branch, Executrix of the Estate of Edith Miller, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Dickson, TN, this 25th day of February, 2016.

Aric Hinson
State of Tennessee at Large

My Commission expires: 6/29/16

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

True Copy Certification

I, Aric O. Hinson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Amy Tidwell [Name of Notary], a notary public for this county and state, Aric Hinson [Name of person making certification] 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: 10/18/16

{Notary' Seal}

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON