(2)

BILL GARRETT, Davidson County
Trans:T20160019245 DEEDWARR
Recvd: 03/09/16 09:51 2 pgs
Fees:13.00 Taxes:1887.00
20160309-0022477

# WARRANTY DEED

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 8-11-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Miller and Krista Miller | Same | 13110005400 |
| (NAME) 122 Heady Drive ~~4620 Chalmers Drive~~ | (NAME) | |
| (ADDRESS) Nashville, TN ~~37215~~ 37205 | (ADDRESS) | |
| (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, **Edward W. Karrels,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Miller and Krista Miller, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 202 on the Plan of Section I, Tynewood Estates, as of record in Book 2900, Page 88, Register's Office for said County.

Being the same property conveyed to Edward W. Karrels by deed from Martha M. Stasaski, Trustee of the Stasaski Joint Revocable Living Trust Agreement U/A/D April 18, 2001 of record in Instrument No. 20150908-0091311, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4620 Chalmers Drive, Nashville, TN 37215
(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 7th day of March, 2016.

Edward W. Karrels
By: Glynn Taylor as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Glynn Taylor** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Edward W. Karrels** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and seal this 7th day of March, 2016.




Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Miller