WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160035425 DEEDWARR
Recvd: 04/29/16 10:08 2 pgs
Fees: 13.00 Taxes: 1176.60
20160429-0041980

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Stevens	SAME	Parcel ID:
8437 Danbrook Drive		186040A17400
Nolensville, TN 37135		

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

Leslie P. Miller and husband, Joshua P. Miller

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael Stevens and wife, Cheryl Stevens

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. 292, on the Plan of Revision Burkitt Place, Phase 2E, Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record in Instrument 20090902-0082756, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Leslie A. Powell by deed from Celebration Homes, LLC, of record in Instrument 20130502-0044415, dated April 26, 2013, Register's Office for said County.

Leslie A. Powell has since married and is now known as Leslie P. Miller.

Joshua P. Miller joins in executing this Warranty Deed to convey any marital interest he may have in said property.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 3845, Page 754; Book 4166, Page 667; Book 4179, Page 811 and Book 3845, Page 789, Register's Office for Williamson County and Instrument 20060306-0025388; 20070202-0014304; 20120106-0001500; and 20150714-0068441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20090902-0082756, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8437 Danbrook Drive, Nolensville, TN 37135

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this 28th day of April, 2016.

Leslie P. Miller

Joshua P. 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 Leslie P. Miller, 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 28th day of April, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Joshua P. Miller, 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 28th day of April, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.