BILL GARRETT, Davidson County
Trans: T20160040583 DEEDWARR
Recvd: 05/16/16 10:36 3 pgs
Fees: 18.00 Taxes: 333.00

20160516-0048418

P-CB-16-614-T

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

[AFFIX SEAL]

LORI WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery S. Miller and Julie E. Miller	Jeffery & Julie Miller	
(NAME)	(NAME)	082-07-0-444.00
614 North 5th Street	322 Greenway Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5860	Nashville, TN 37205	
(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 consideration, the receipt of which is hereby acknowledged, **MICHELE B. WILLIAMS, TRUSTEE, UNDER THE ROBERT L. WILLIAMS REVOCABLE LIVING TRUST, DATED AUGUST 26, 2003 AND DENISE D. KENNER AS TRUSTEE OF THE DENISE DOW KENNER SEPARATE PROPERTY TRUST DATED JANUARY 8, 2006,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFERY S. MILLER AND WIFE, JULIE E. MILLER,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 40 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Williams and Denise Kenner by Warranty Deed from Joseph Clyde White and Katie Jane Kinnard White, of record in Instrument No. 20060614-0070914 Register's Office for Davidson County, Tennessee, dated June 7, 2006 and recorded on June 14, 2006.

Further being the same property conveyed to Robert L. Williams and Michele B. Williams, Trustees, or their successors in Trust, under the Robert L. Williams Revocable Living Trust, dated August 23, 2003 (correctly August 26, 2003) and any amendments thereto, as to a 50% interest by Warranty deed from Robert L. Williams of record in Instrument No. 20081028-0107397 Register's Office for Davidson County, Tennessee, dated October 22, 2007 and recorded on October 28, 2008. Whereas the date of the said Robert L. Williams Revocable Living Trust was erroneously listed as August 23, 2003 in said deed of record in Instrument No. 20081028-0107397, Michele B. Williams does further state that said Trust is one and the same as Robert L. Williams Revocable Living Trust, dated August 26, 2003.

Further being the same property conveyed to Denise D. Kenner as Trustee of the Denise Dow Kenner Separate Property Trust dated January 8, 2006 as to a 50% interest by Warranty deed from Denise D. Kenner, unmarried of record in Instrument No. 20101109-0089804 Register's Office for Davidson County, Tennessee, dated October 14, 2010 and recorded on November 09, 2010. The said Denise D. Kenner does hereby affirm that she is one and the same as Denise Kenner and Denise Dow Kenner.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3368, Page 23, Book 3375, Page 261, Book 3399, Page 276 and Book 3405, Page 462, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **614 North 5th Street, Nashville, Tennessee 37207-5860**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this the 29th day of April, 2016.

Michele B. Williams, Trustee of the
Robert L. Williams Revocable Living Trust

Michele B. Williams, Trustee of the
Robert L. Williams Revocable Living Trust,
dated August 26, 2003

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele B. Williams, Trustee of the Robert L. Williams Revocable Living Trust, dated August 26, 2003, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th day of April, 2016.

Naomi B. Powell
Notary Public

My Commission Expires: 10-17-16

NAOMI B. POWELL
Notary Public - Maryland
Prince George's County
My Commission Expires on
October 17, 2016

Naomi B. Powell/Notary Public
Title Insurance Producer
2301 Woodvale Lane
Bowie, MD 20721
TIPIC#2103233

Witness my hand this the 29 day of April, 2016.

Denise D. Kenner, Trustee of the
Denise Dow Kenner Separate Property Trust,
dated January 8, 2006

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise D. Kenner, Trustee of the Denise Dow Kenner Separate Property Trust, dated January 8, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th day of April, 2016.

Notary Public

My Commission Expires: 10-17-16

NAOMI B. POWELL
Notary Public - Maryland
Prince George's County
My Commission Expires on
October 17, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Naomi B. Powell/Notary Public
Title Insurance Producer
2301 Woodvale Lane
Bowie, MD 20721
TIPIC#2103233