BILL GARRETT, Davidson County
Trans:T20160051845 DEEDWARR
Recvd: 06/20/16 08:25 2 pgs
Fees:13.00 Taxes:777.00
20160620-0062068

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2016.

Notary Public

My commission expires: December 5, 2017

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5, 2017

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Austin T. Kendrick** | F+M | **063-12-0-040.00** |
| **4465 South Trace Boulevard** | 10 Cadacia Dr. Ste 100 | |
| **Old Hickory, TN 37138** | Brentwood TN 37027 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Scott Edward Miller and Caryn Leigh Miller, husband and wife as joint tenants with rights of survivorship**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Austin T. Kendrick , an unmarried man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Southfork, Section Two of record in Plat Book 6250, Page 386, 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 Scott Edward Miller and Caryn Leigh Miller, husband and wife as joint tenants with rights of survivorship by Quitclaim deed from Scott Edward Miller and Caryn Leigh Miller, husband and wife, and Robert L. Biddle and Dorothy S. Biddle, husband and wife of record in Instrument No. 20131223-0128923 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 23, 2013.

This is x improved ☐ unimproved property known as **4465 South Trace Boulevard, Old Hickory, TN 37138-4206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 386, 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 6906, Page 733 and amended in Book 8291, Page 955, 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. Easement of record in Book 10316, Page 601, in the Register's Office for Davidson County, Tennessee. Charter of Southfork Homeowner's Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of June, 2016.

Scott Edward Miller

Caryn Leigh Miller

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Scott Edward Miller and Caryn Leigh Miller, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of June, 2016.

Notary Public
My Commission Expires: 5/19/20

SolomonParks File No. 2162805

