EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **250,000.00.** Affiant Subscribed and sworn to before me, this the 14 day of June, 2016. Notary Public My commission expires: 8.20.2019 (AFFIX SEAL)

Return to: /

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL E. MILLER AND SUZAN MILLER	**NEW OWNER**	**128-12-OA-005.00**
320 Old Hickory Blvd, #103		
Nashville, TN 37221		

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, WE,

NOREEN S. YASAY AND JUSTIN R. YASAY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL E. MILLER AND SUZAN 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:

Land in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime for Eagle Ridge At The Reserve, Building 1, Section 1, Phase 1A, as recorded in the Master Deed of record in Instrument No. 20011011-0110875 and Supplemented in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to NOREEN S. DACAPANO, AN UNMARRIED PERSON AND FLOREMIL S. DACPANO AND HUSBAND ERNESTO DACPANO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MICHAEL BRUCE ERNST, AN UNMARRIED PERSON, of record in Instrument No. 20090401-0029409, dated March 30, 2009, said Register's Office. Being further conveyed to NOREEN S. YASAY AND JUSTIN R. YASAY, by Quitclaim Deed from FLOREMIL S. DACPANO, ERNESTO DACPANO AND NOREEN S. DACAPANO, NOW KNOWN AS NOREEN S. YASAY, of record in Instrument No. 20130516-0049291, dated February 23, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 320 Old Hickory Blvd, # 103, Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20160052007 DEEDWARR
Recvd: 06/20/16 10:00 2 pgs
Fees:13.00 Taxes:925.00
20160620-0062263

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 16th day of June, 2016.

Noreen S. Yasay

Justin R. Yasay

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared NOREEN S. YASAY AND JUSTIN R. YASAY, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th day of June, 2016.**

Notary Public

My Commission Expires:

8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY