BILL GARRETT, Davidson County
Trans:T20160054482 DEEDWARR
Recvd: 06/27/16 10:08 2 pgs
Fees:13.00 Taxes:1054.50
20160627-0065177

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2016.

Notary Public
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

07-1605-86395

Address of New Owner:	Send Tax Bills to:	Tax Information:
Neil V. Miller 331 Binkley Drive Nashville TN 37211	Mortgage Investors Group 8320 E. Walker Spring Ln. Ste 200 Knoxville, TN 37923	147-01-0-217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary E. Dodd, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Neil V. Miller and Tiffany S. Miller, husband and wife,** hereinafter called the Grantees, their successors 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. 330, on the Plan of Caldwell Hall, Section 3, of record in Book 2900, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Dodd and wife, Mary Elizabeth Dodd by deed from Jo F. Hobson and Nancy I. Rhea, both parties unmarried, dated September 18, 1886, recorded September 25, 1986, of record in Book 6990, Page 78, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary E. Dodd by Quitclaim Deed from Michael T. Dodd, dated November 16, 1999, recorded December 8, 1999, of record in Instrument No. 19991208-0300794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 331 Binkley Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BOX 10-A

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

WITNESS my hand this 24th day of June, 2016.

Mary E. Dodd

Mary E. Dodd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary E. Dodd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 24th day of June, 2016.

Barbara Williams Sisk

State of Tennessee at Large

My Commission expires: 03-03-20

