WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061807 DEEDWARR
Recvd: 07/19/16 09:08 2 pgs
Fees:13.00 Taxes:1480.00

20160719-0073953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Straton	new owner	083-05-0-369.00
(NAME)	(NAME)	
1406 Franklin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EVAN MILLER AND HEATHER MILLER, HSUBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW STRATON AND MARIKO STRATON, 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 the westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 on the T. P. Weakley Home Place of record in Plat Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and runs back between parallel lines 240 feet to an alley.

Being the same property conveyed to EVAN MILLER AND HEATHER MILLER, HUSBAND AND WIFE, by deed from MARY FRANCES YOUNG, MARRIED, of record as Instrument No. 20130607-0057939, dated June 4, 2013, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Corrected Plat of the subdivision of Blocks 1, 2 and 3 on the T. P. Weakley Home Place of record in Plat Book 421, page 50, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 1406 Franklin Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 14th day of July, 2016.

Evan Miller
By: [signature], attorney in fact
Evan Miller
By: Paul F. Soper, his attorney-in-fact

Heather Miller
By: [signature], attorney in fact
Heather Miller
By: Paul F. Soper, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Evan Miller and Heather Miller as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Evan Miller and Heather Miller.

Witness my hand and official seal at Nashville, this 14th day of July 2016.

[signature]
Notary Public

My Commission Expires:
11/6/17

PATRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY