BILL GARRETT, Davidson County
Trans:T20160062457 DEEDWARR
Recvd: 07/20/16 13:39 2 pgs
Fees:13.00 Taxes:782.55
20160720-0074793

SEND TAX BILLS TO NEW OWNER:
1976 Sadie Quin
Goodlettsville TN
37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel:
007-15-0-008.00

THIS DEED OF CONVEYANCE, executed and delivered by **THOMAS W. MILLER** and wife, **BRITTANY E. MILLER**, hereinafter called the Grantors, to **JAMES L. MILLER** and **EILEEN T. MILLER**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 40 on the Plan of Grizzard Manor Station Three, of record in Plat Book 4675, Page 40, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

RESTRICTIONS: The above described property is subject to those restrictions appearing of record in Book 4755, page 905, Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Grizzard Manor Station Three, of record in Plat Book 4675, Page 40, said Register's office.

Being the same property conveyed to Thomas W. Miller and wife, Brittany E. Miller, by deed from HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4, of record in Instrument No. 20090903-0083185, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 15th day of July, 2016.

THOMAS W. MILLER

BRITTANY E. MILLER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas W. Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brittany E. Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$211,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 15th day of July, 2016.

My Commission Expires: 2/28/20

DIANNE M. CAT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

NOTARY PUBLIC/Register