BOX #14

G#28707-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062689 DEEDWARR
Recvd: 07/21/16 09:45 2 pgs
Fees: 13.00 Taxes: 1128.50
20160721-0075038

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathy Joy Daughtery Redden	**"New Owner"**	**181010A09300CO**
7217 Sugarloaf Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel L. Miller and wife, Valerie F. Miller

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

Kathy Joy Daughtery Redden

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 45 on the Plan of Sugar Valley, Section Three, R20 Residential P.U.D., of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Daniel L. Miller, unmarried, by Warranty Deed dated May 16, 2008, from Brent Dongas and wife, Maria Dongas, of record in Instrument No. 20080519-0051484, Register's Office for Davidson County, Tennessee. The said Daniel L. Miller is now married.

VALERIE G. Miller, spouse of the above named Daniel L. Miller, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book11069, Page 14, and in Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof;

3) By Laws for Sugar Valley Homeowners Association of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee;

4) Charter of Sugar Valley Homeowners Association of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee;

5) Deed of Conveyance to Sugar Valley Homeowners Association for Open Space or common areas of record in Instrument No. 20130523-0052431, Register's Office for Davidson County, Tennessee;

6) Subject to easements as set forth in an instrument of record in Instrument No. 20010525-0054824, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **7217 Sugarloaf 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 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 my/our hand(s) this **20th** day of **July, 2016.**

Daniel L. Miller

Valerie F. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel L. Miller and wife, Valerie F. Miller,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2016.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017