BILL GARRETT, Davidson County
Trans:T20160066603 DEEDWARR
Recvd: 08/02/16 16:13 2 pgs
Fees:13.00 Taxes:1387.50
20160802-0079918

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-1560700341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Renea Miller and Bryant Joseph Miller **925 Fireside Ct.** **Brentwood, TN 37027**	F & M Bank 50 Franklin St Clarksville, TN 37040	**160-15-0-032.00**

FOR AND IN 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, WE,

Cynthia L. Johnson, unmarried

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

Sarah Renea Miller and Bryant Joseph Miller, wife and husband

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 Lot No. 190 on the Plan of Hearthstone, Phase 3, of record in Book 5200, Page 509, as amended in Book 6756, Page 896, Register's Office for Davidson County, Tennessee.

SAID Lot No. 190 fronts 41.54 feet on the northerly margin of Fireside Court and extends back 144.82 feet on the southerly line and 131.47 feet on the easterly line to a broken line in the rear, measuring 211.0 feet thereon.

BEING the same property conveyed to Joseph A. Johnson and wife, Cynthia L. Johnson by Warranty Deed from Robert C. Skoney and wife, Lesa Hartley Skoney, dated 4/6/01 and recorded 4/12/01 in Instrument Number 20010412-0036187, Register's Office for Davidson County, Tennessee. The said Joseph A. Johnson having since died on November 8, 2016, leaving property vested solely in Cynthia L. Johnson.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **925 Fireside Ct., Brentwood, TN 37027**
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 1st day of August, 2016.

Cynthia L. Johnson

Cynthia L. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia L. Johnson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of August, 2016.

Commission Expires:_____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018