THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057859** **RETURN TO** Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File #Q288-32365	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Michael Weaver 6725 SUGAR HILL DRIVE Nashville TN 37211-8558	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-0-1-A-121.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Weaver, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 175, SUGAR VALLEY, SECTION FOUR, as shown on plat of record in Instrument No. 200005230051444, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael J. Miller, married by Warranty Deed from Jennifer A. Luckey, an unmarried woman, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137734, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 200005230051444 and Plat Book 9700, Page 374.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument Nos. 200005230051637 and 20040203-0013041.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Homeowners Association recorded in Book 11069, Page 6.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Easement for Telephone Lines, recorded in Book 11436, Page 750.

BILL GARRETT, Davidson County
Trans:T20160067448 DEEDWARR
Recvd: 08/04/16 14:15 2 pgs
Fees:13.00 Taxes:1110.00
20160804-0081013

Easement for Sewer Lines, recorded in Instrument No. 20010404-0032941.

Easement for Sewer/Storm Drainage, recorded in Book 11262, Page 933, Book 11338, Page 734 and Book 11338, Page 743.

Conveyance for Open Space recorded at Instrument No. 20130523-0052431.

Subject to the Flow of Mill Creek.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

This is improved property located at 6725 SUGAR HILL DRIVE Nashville TN 37211-8558

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Michael J. Miller

Donna Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Miller and Donna Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018