WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00

Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1/8/2019
(AFFIX SEAL)

KIMBERLY QUARTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Davidson County DEEDWARR
Recvd: 08/10/16 12:05 3 pgs
Fees:18.00 Taxes:1035.63
20160810-0083222

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Miller Child Company Trust (NAME)	Same (NAME)	093 05 2A 118.00
222 Polk Ave, Apt 503 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert W. Anderson and Susan F. Anderson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Miller Child Company Trust, agreement date of 12/12/13**, hereinafter called the Grantee, 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 Unit No. 503, on the plan of Watauga Condominiums (formerly known as Polk Manor), according to the Master Deed of record in Instrument No. 20061025013210S in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert W. Anderson and Susan F. Anderson, husband and wife by Warranty Deed from Brandon Harbin, unmarried dated December 9, 2011 and recorded December 19, 2011 as Instrument No. 20111219-0098491, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-164261SSO

unimproved ☐
This is improved ☒ property, known as 222 Polk Ave, Apt 503, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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 Grantee, 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 .

Robert W. Anderson

Susan F. Anderson

STATE OF ~~TENNESSEE~~ KY

COUNTY OF Boone

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Robert W. Anderson and Susan F. Anderson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2016.

Notary Public

My Commission Expires: 1-7-17

(SEAL)

COMMONWEALTH OF
KENTUCKY
NOTARY PUBLIC

RITCHIE GODSEY
NOTARY ID 481012
EXP 01/07/2017

File Number: GRN-164261SSO

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

