WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-30-19

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY APRIL G. NICHOLS

Y-VRES-16-1224

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Rollins and Ngozi Rollins	Spencer Rollins	
(NAME)	(NAME)	**071-15-0-360.00**
1224 Stockell Street	4800 Mesa Vista Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5453	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW MILLER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER ROLLINS AND NGOZI ROLLINS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

The Northerly 43.5 feet of Lot Number 83 on the Plan of the Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 83 fronts 43.5 feet on the Westerly margin of Stockell Street, and extends back Westwardly between parallel lines, and with the South margin of Ligon Lane, 174 feet to an alley.

Include but excluded is the property conveyed to the Metropolitan Government of record in Book 8179, Page 72, said Register's Office.

Being the same property conveyed to Matthew Miller, an unmarried man by Warranty deed from John T. Cook , a married man of record in Instrument No. 20091123-0107163 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 23, 2009.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 455, Page 427 and Book 2485, Page 371, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of record in Book 8179, Page 72, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1224 Stockell Street, Nashville, Tennessee 37207-5453**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160071004 DEEDWARR
Recvd: 08/16/16 10:27 2 pgs
Fees:13.00 Taxes:629.00
20160816-0085260

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2016.

Matthew Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212