9

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075012 DEEDWARR
Recvd: 08/29/16 09:26 2 pgs
Fees:13.00 Taxes:906.50
20160829-0089926

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon M. Miller and Ricky W. Miller	Regions Bank d/b/a Regions Mortgage	01400008500
(NAME)	(NAME)	
7321 Bidwell Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37080	Birmingham, TN 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rachel Blackwell, unmarried** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sharon M. Miller, wife and Ricky W. Miller, 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 the 14th Civil District of Davidson County, Tennessee, being Lot No. 32 on a survey of division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 5237.4 feet from the margin of Old Clarksville Pike; thence south 59 deg, West 974.5 feet to a point; then south 87 deg. 30' east 98 feet to a point; thence north 55 deg. 50' east 86 feet to a point; thence north 74 deg. 50' east 800.00 feet to a point in the southwest margin of Bidwell Road thence with said margin and a curve to the left having a radius of 929.9 feet a distance of 257.4 feet to the point of beginning.

Being the same property conveyed to Rachel Blackwell by deed dated January 2, 2002 from Phillip Rhea Johnson, Widower of record in Instrument No. 20020107-0002172, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Phillip Rhea Johnson and wife, Reba J. Johnson by Warranty Deed from Albert Lanier, Jr. and wife, Brenda T. Lanier, dated July 27, 1976, recorded July 28, 1976, of record in Book 5051, Page 542, Register's Office for Davidson County, Tennessee.

Chance M. Blackwell joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Rachel Blackwell.

unimproved ☐

This is improved ☑ property, known as 7321 Bidwell Road, Nashville, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 19th day of August, 2016.

Rachel Blackwell

Chance M. Blackwell

State of Tennessee
County of Davidson

Personally appeared before me Rachel Blackwell and Chance M. Blackwell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-MillerR